

ITEM: 1040 LaFarge Avenue Demolition Review

APPLICANT: Josh Johnston, DAJ Design
922A Main Street
Louisville, CO 80027

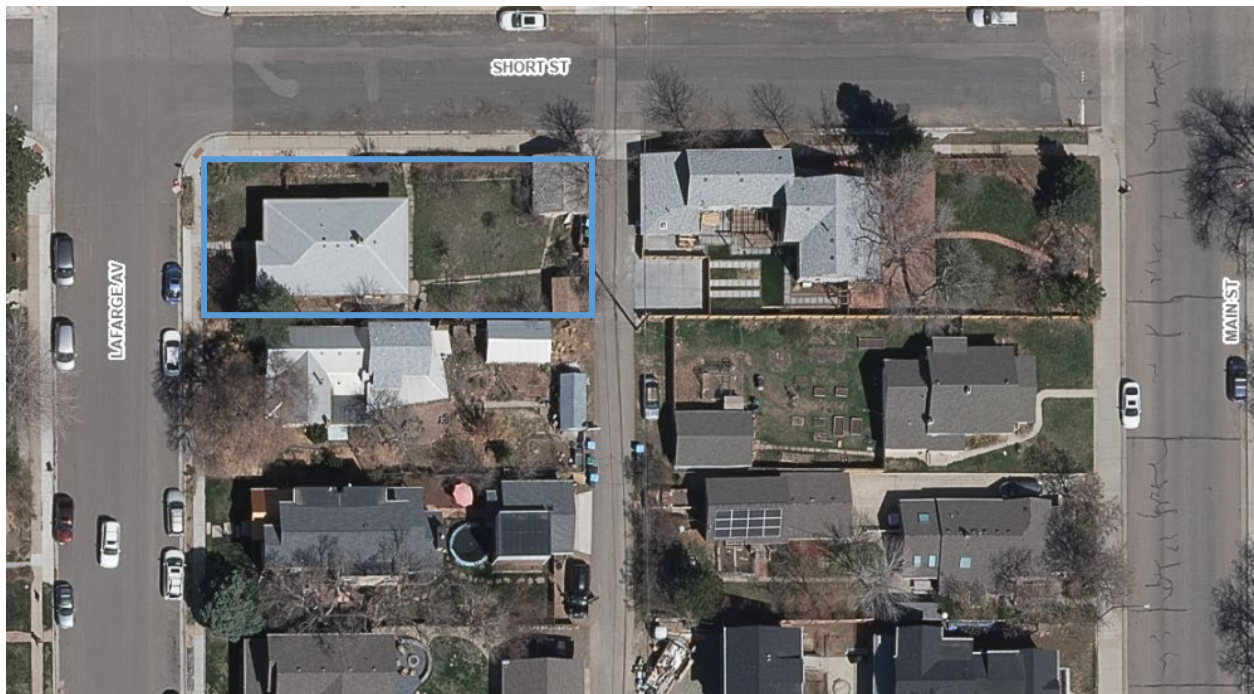
OWNER: Chris and Kendall Fuller
1040 LaFarge Avenue
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1040 LaFarge Avenue
LEGAL DESCRIPTION: Lots 13-14, Block 1, Barclay Place
DATE OF CONSTRUCTION: ca. 1912

REQUEST: A request for a demolition review to demolish parts of the existing structure.

VICINITY MAP:



REQUEST:

The applicant requests that the Historic Preservation Commission (HPC) approve the demolition review application at 1040 LaFarge Avenue for a partial demolition of the building. A subcommittee voted the request to be heard before the Historic Preservation Commission.

SUMMARY:

The applicant is requesting approval to demolish the eastern addition of the house, demolish the concrete steps and porch on the south side of the house, remove and replace all windows, and remove the chimney. The proposed project also includes a new concrete foundation and basement for the existing structure, a new 1-story addition at the rear, new deck, and new 1-car garage with a studio (for home office use) on the second level (Attachment No. 2).

Louisville Municipal Code (LMC) [Section 15.36.020](#) defines demolition as an act that removes fifty percent or more of the roof area as measured from directly above, fifty percent or more of the exterior walls of a building as measured contiguously around the building, or alteration on any exterior wall facing a street.

Under [Section 15.36.200](#) of the LMC, if the commission finds that the building may have historical significance under the criteria, the commission may place a stay on the demolition and, “no permit for demolition, moving or removal shall be issued for a period not to exceed 180 days from the date the permit application was accepted.” In addition, LMC 15.36.200 states, “The commission will make all reasonable efforts to expedite resolution of the application or request.”

The purpose of demolition reviews, according to LMC 15.36.200, is as follows:

The purpose of the review of permit applications for demolition, moving, and removal of buildings constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this chapter is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

The property is not landmarked but was approved for probable cause in 2024. A Historic Structure Assessment (HSA) was completed in 2024 (Attachment No. 3). The property owners are not interested in pursuing landmark designation of the property at this time. Following a determination by the Historic Preservation Commission (HPC) for the demolition review, the proposal would proceed to the building permit review process.

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

The history of 1040 LaFarge is notable for its long ownership by several generations of one family and the blending of Italian, English, and French immigrant families. LaFarge

Avenue historically had a high number of residents of Italian descent, and owners of 1040 LaFarge were actively involved in the local economy and government positions.

For 80 years, this property was held by members of one Italian family. Property ownership was transferred from Peter Bella to his sister, Angela Biella Romano, and her husband, Celeste Romano in 1909. It is likely Celeste built the house on the property. Celeste was a high-profile businessman on Main Street, operating a business named Celeste's for over 50 years, which is assumed to have been a saloon, pool hall, or restaurant at 809 Main Street. During prohibition, the business became a soda parlor, but Celeste was arrested and fined for bootlegging in 1918.

Celeste was known to frequently support town events and lived at the property with his family until his death in 1962. His daughter, Helen, and son-in-law, John Stevens, resided on the property. Stevens served on City Council and later became Mayor of Louisville in the 1950s. Helen and John's daughter, Vivian, also lived at 1040 LaFarge through the 1970s and 1980s where she served on City Council and Planning Commission.

Please see the Social History Report (Attachment No. 4) for a more detailed history.



1040 LaFarge ca. 1970s, Louisville Historical Museum



Recent street views from LaFarge Avenue and Short Street (2023).

ARCHITECTURAL INTEGRITY:

1040 LaFarge Avenue was sampled in the PaleoWest “Stories in Places” residential context, where it was recommended for recording as an example of having a very distinctive pyramidal or hipped-roof on the main portion of the house with a smaller front-gabled room or entry on the side. It was noted that these style homes are underrepresented in Barclay Place. Five of these house styles are located on the same block, including 822, 1013, 1021, and 1029 LaFarge Avenue, however four are unrecorded. The building permit file includes some minor changes, such as a reroof, but does not appear to include any major changes to the structure. The structure was subsequently surveyed as part of PaleoWest’s “100 Architectural Inventories,” completed in 2023.

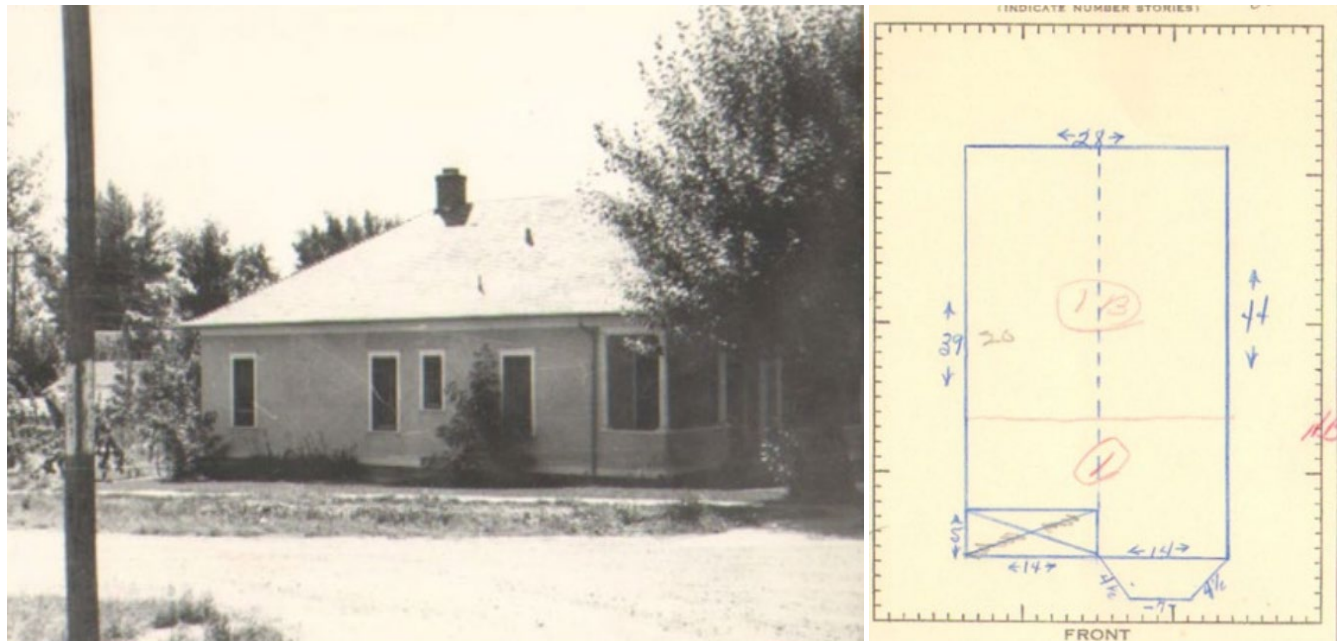


Photo and floor plan of 1040 LaFarge Avenue from the 1948 Assessor Card.

The Historic Structure Assessment (HSA) prepared by DAJ Design in 2024 found the following architectural information on the house:

“The residential property at 1040 LaFarge was built sometime around 1912 with very few modifications made to the structure since then. A single addition to the east was added prior to 1948. The east addition extended the existing form of the house and is therefore difficult to distinguish without investigating the house’s structure. The form of the house as it existed by 1948 is still intact and is apparent when viewed from any direction. The primary façade faces west to LaFarge Avenue with the north façade facing Short Street. The building is a typical wood frame vernacular structure of the Louisville area. The structure was originally built as a house and has been used as such ever since. The earliest available photograph of the house is from 1948. The combination of historic photographs, available building records, and observations made during the site visit present clear evidence of the construction history and modifications made to the structure over the years.”

Apart from the east addition, the only other significant change to the house is an added layer of stucco siding that was also completed prior to 1948. It appears that the stucco siding was applied over an original layer of painted wood clapboard siding. A new roof and gutters are other minor exterior modifications made over the years. The doors and windows are in original locations and may be original units. The foundation is concrete that is likely mostly original and the original wood framing members remain. The wood frame construction style is typical of early 20th century construction techniques found in the Louisville area. Some interior changes were made over the years to accommodate different needs, but these changes are difficult to track and do not change the massing of the building when viewed from the exterior.” The following image showcases the original house and addition:

Primary Changes Occurring Over Time:

- Original house (RED): 1912
- Original front porch (BLUE): 1912
- East addition (GREEN): Unknown, prior to 1948



Source: 1040 LaFarge Historic Structure Assessment (HSA), prepared by DAJ Design.

The applicant also notes that the eastern addition is clearly delineated from the interior when observing the original roof from the attic, as well as the original foundation which can be distinguished between the main house and the eastern addition.

CRITERIA FOR DEMOLITION REVIEW:

The Historic Preservation Commission “shall consider and base its decision upon any of the [criteria]” described in [Section 15.36.200\(H\) of the Louisville Municipal Code \(LMC\)](#), which are as follows:

Criteria	Meets Criteria?	Evaluation
1. <i>The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in this chapter;</i> a. Age b. Significance c. Physical Integrity	Yes	<u>Age</u> 1040 LaFarge Avenue was constructed ca. 1912, making it approximately 112 years old. <u>Significance</u> Social history includes: • Italian immigration history • Entrepreneurship in Louisville • Political involvement <u>Integrity</u> • The property has maintained its pyramidal/hipped roof style and front gabled entry. • 1040 LaFarge appears to have maintained its historic footprint from 1948.
2. <i>The relationship of the building as a potential contributing structure to a potential historical district per the criteria set forth in this chapter;</i>	No	Surrounding buildings were either constructed in the early 1900s or are new construction. Based on these factors, the subject property would not be a potential contributing structure in a potential historic district. The property is currently in the Old Town Overlay.
3. <i>The reasonable condition of the building*; and</i>	Yes	An HSA has been completed for the property and the home is overall in good condition.
4. <i>The reasonable projected cost of restoration or repair.*</i>	Unknown	A specific projected cost was not included as part of the application. However, the proposed work includes

		mostly new construction; the property is not landmarked and grant funds are not requested.
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** In considering the condition of the building and the projected cost of restoration or repair as set forth in subsections H.3 and H.4, above, the commission may not consider deterioration caused by unreasonable neglect.*

PUBLIC COMMENTS:

There has been one public comment received for this application in support of the proposed design (Attachment No. 5).

RECOMMENDATION:

LMC 15.36.200 notes that the purpose of demolition review is to:

1. Prevent loss of buildings that may have historic and architectural significance; and
2. Provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

Based on evaluation of the criteria in [LMC Sec. 15.36.200](#), the HPC may release the permit, or place a stay on the application for up to 180 days from the date of application, which was July 29, 2025. A full 180-day stay would expire on January 25, 2026.

Staff recommend the Historic Preservation Commission approve the demolition request.

Staff find that the integrity of the historic portion of the building has been largely maintained since its construction in 1948 and could be a potential candidate for landmarking. However, building additions that are not historically significant in age along with a lack of unique architectural features or architectural style specific to Louisville do not merit a stay of demolition. Further, the eastern addition does not affect the front façade of historic home.

Staff believe releasing the demolition request is appropriate because the applicant has been informed about the preservation options and staff have documented the exterior of the structure. As such, the applicant does not need additional time to consider the possibilities for landmarking and staff does not need additional time to document or salvage materials on the property. In addition, staff do not find that the social and architectural significance alone merit a stay of demolition when weighed against these other considerations.

ATTACHMENTS AND LINKS:

1. Application Materials
2. Development Plan
3. Historic Structure Assessment (HSA)
4. Social History Report
5. Public Comment

HISTORIC PRESERVATION PROGRAM INTAKE FORM

ADDRESS

1040 LaFARGE AVENUE

LOTS 13-14, BLOCK 1, BARCLAY PLACE

APPLICATION TYPES

- ☐ Historic Structure Assessment
- ☐ Landmark
- ☐ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☐ Alteration Certificate
- ☒ Demolition Review

APPLICANT INFORMATION

Name: JOSH JOHNSTON

Address: 922a MAIN ST. LOUISVILLE, CO 80027

Telephone: 303-527-1100

Email: JOSH@DAJDESIGN.COM

Applicant Signature: _____

NOTES

REVIEW FOR A PARTIAL DEMOLITION OF THE EXISTING PRIMARY STRUCTURE (HOUSE). THE EAST PART OF THE HOUSE TO BE DEMOLISHED IS AN EARLY ADDITION THAT IS NOT ORIGINAL. EVIDENCE OF THE ORIGINAL STRUCTURE IS CLEAR IN THE ATTIC WHERE THE ORIGINAL ROOF IS STILL INTACT, AS WELL AS IN THE FOUNDATION WHERE THE END OF THE ORIGINAL FOUNDATION CAN BE SEEN. THE ORIGINAL PART OF THE HOUSE WILL BE MAINTAINED AND REHABILITATED WHILE THE EAST ADDITION WILL BE ENTIRELY REMOVED. ALL HISTORIC PRESERVATION OPPORTUNITIES HAVE BEEN EXPLORED.

OWNER INFORMATION *(if not applicant)*

Name: CHRIS & KENDALL FULLER

Address: 1040 LaFARGE AVENUE

Telephone: 601-265-1080

Email: CHRIS.FULLER@WEARECIVITAS.NET

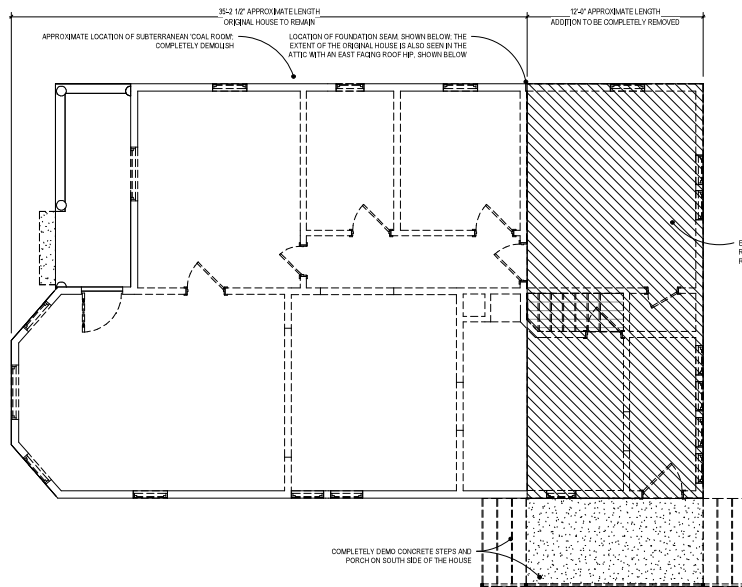
Owner Signature: _____

CERTIFICATIONS:

By initialing below, I certify that:

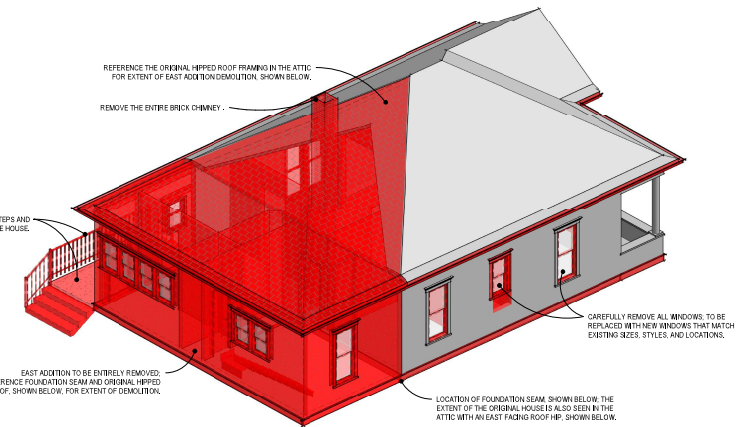
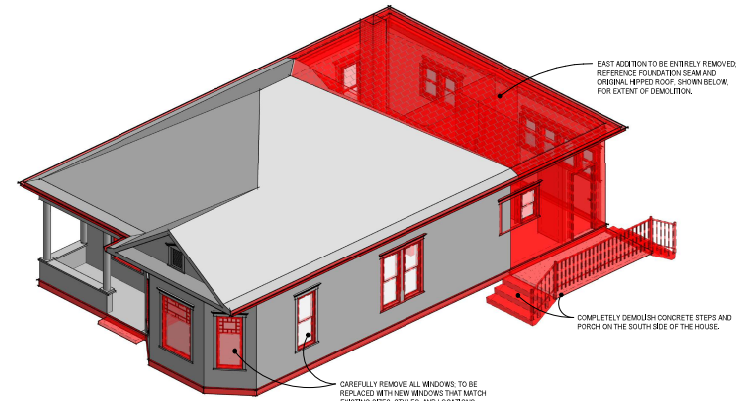
- I understand that any grants provided by the City may be counted as income for tax purposes. JRJ
- I am the owner of the property at the address above, or have been authorized by the owner to make an application. JRJ
- I understand that only the property owner may be reimbursed for any and all grants. JRJ





1
D1 MAIN LEVEL DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

EAST ADDITION TO BE ENTIRELY REMOVED.
REFERENCE FOUNDATION SEAM AND ORIGINAL HIPPED
ROOF, SHOWN BELOW, FOR EXTENT OF DEMOLITION



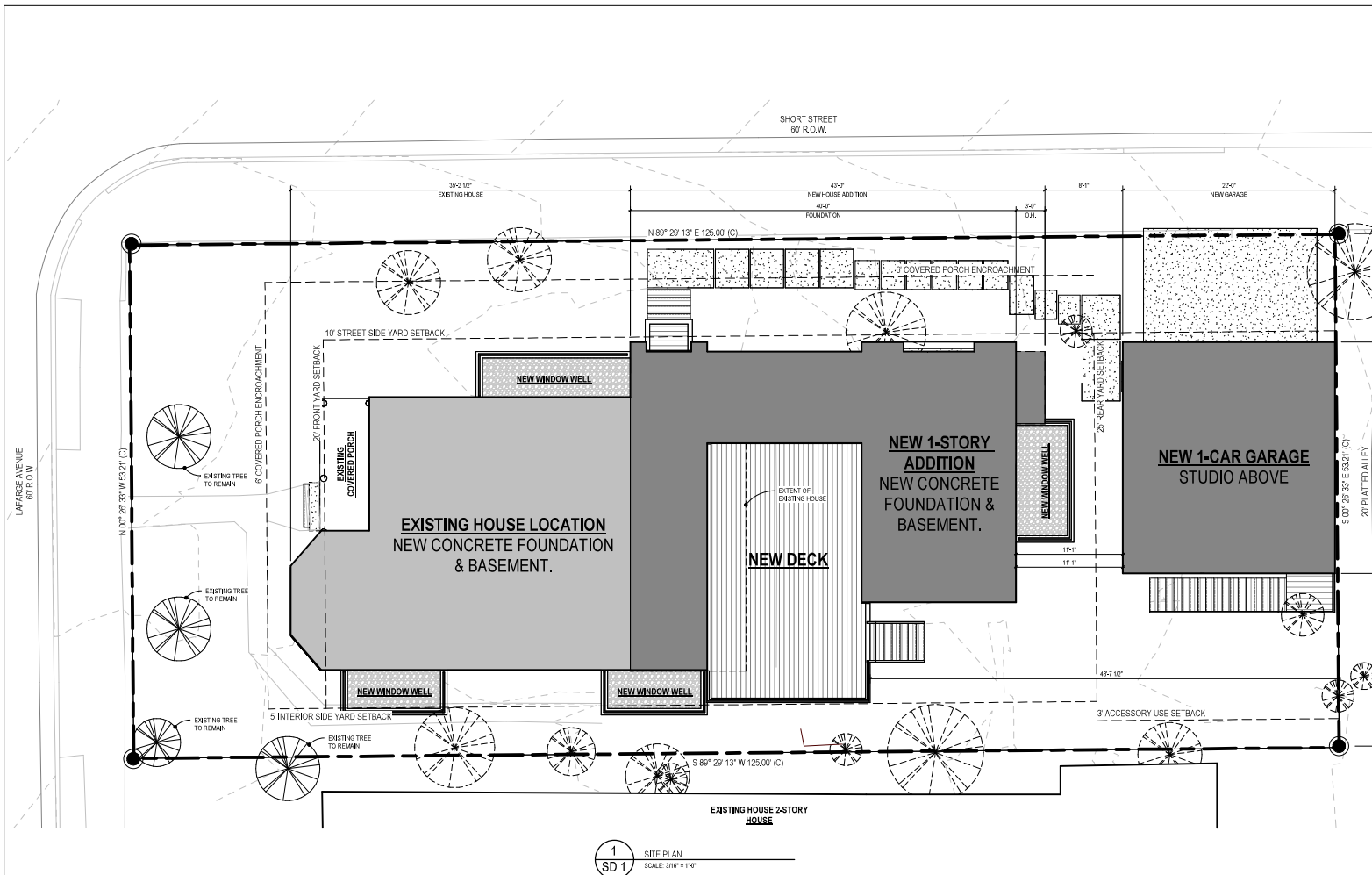
COLD JOINT SEAM IN THE CONCRETE FOUNDATION INDICATES THE EXTENT OF THE ORIGINAL HOUSE.



REFERENCE THE ORIGINAL HIPPED ROOF FRAMING IN THE ATTIC FOR ADDITIONAL DEMO INFORMATION.



CONCRETE SUBTERRANEAN COAL ROOM ON NORTH SIDE OF THE HOUSE TO BE COMPLETELY DEMOLISHED.



PROJECT INFORMATION				
PROJECT ADDRESS:	1040 LAFARGE AVENUE LOUISVILLE, CO 80207			
LEGAL DESCRIPTION:	LOTS 13-14 BLOCK 1 BARCLAY PLACE CITY OF LOUISVILLE STATE OF COLORADO			
BUILDING DEPARTMENT:	CITY OF LOUISVILLE DEPARTMENT OF PLANNING AND BUILDING SAFETY			
FIRE JURISDICTION:	LOUISVILLE FIRE PROTECTION DISTRICT			
CODE ENFORCEMENT:	2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FUEL & GAS CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2023 NATIONAL ELECTRICAL CODE OLD TOWN OVERLAY DISTRICT REGULATIONS			
CONSTRUCTION TYPE:	TYPE V-B, NON-SPRINKLED			
ENERGY COMPLIANCE:	PRESCRIPTIVE PATH			
PROJECT DESCRIPTION:	REMODEL OF EXISTING 1-STORY HOUSE & NEW BASEMENT, 1-STORY ADDITION TO REAR OF EXISTING HOUSE, WITH BASEMENT, NEW 1-CAR GARAGE WITH STUDIO ABOVE			
ZONING INFORMATION				
ZONING:	RM (RESIDENTIAL MEDIUM DENSITY) ONE RESIDENTIAL UNIT PER 3,500 SF			
PROPERTY SIZE:	5,891 SF (0.13 ACRES) IMPROVEMENT SURVEY PLAT			
BUILDING USE:	PRINCIPAL: EXISTING HOUSE & ADDITION ACCESSORY: PROPOSED GARAGE & A.D.U.			
BUILDING HEIGHTS:	27'-4" PRINCIPAL ACCESSORY: 25'-4"	ALLOWABLE 25'-4" (6,383.54) PROPOSED 24'-10" (6,383.00)	23'-1" (6,983.54) 412 SF	AVG. GRADE 5,359.99 5,356.19
BEDROOMS & BATHROOMS:	EXISTING	DEM'D	NEW	TOTAL
BEDROOMS:	2	2	4	4
FULL BATH:	0	0	1	1
3/4 BATH:	1	1	3	3
1/2 BATH:	0	0	1	1
GROSS BUILDING AREA:	EXISTING	DEM'D	NEW	TOTAL
(A) BASEMENT:	0	0	2,091 SF	2,091 SF
(B) MAIN FLOOR:	1,194 SF	334 SF	867 SF	1,727 SF
(C) STUDIO:	0	0	412 SF	412 SF
TOTAL:	1,194 SF	334 SF	2,911 SF	4,239 SF
(D) GARAGE:	0	0	528 SF	528 SF
(E) FRONT COV. PORCH: 72 SF	0	0	0	72 SF
(F) DECK:	0	0	433 SF	433 SF
(G) STUDIO DECK:	0	0	114 SF	114 SF
LOT COVERAGE TOTAL (B, D, & E):	MEASURED TO OUTSIDE FACE OF EXTERIOR WALL, FRAMING			
LOT COVERAGE:	ALLOWABLE 2,307 SF PERCENTAGE: 39%		PROPOSED 2,337 SF PERCENTAGE: 39%	
NET BUILDING AREA:	EXISTING	DEM'D	NEW	TOTAL
(A) BASEMENT:	0	0	1,139 SF	1,139 SF
(B) MAIN FLOOR:	1,136 SF	314 SF	775 SF	1,667 SF
(C) STUDIO:	0	0	398 SF	398 SF
TOTAL:	1,136 SF	314 SF	2,863 SF	3,603 SF
(D) GARAGE:	0	0	483 SF	483 SF
(E) FRONT COV. PORCH: 72 SF	0	0	0	72 SF
FAR TOTAL (B, C, & D):	MEASURED TO INSIDE FACE OF EXTERIOR WALL, FRAMING			
FLOOR AREA RATIO:	ALLOWABLE 2,860 SF PERCENTAGE: 40%		PROPOSED 2,448 SF PERCENTAGE: 31%	
LIMITS OF DISTURBANCE:	ENTIRE LOT WITH EXCLUSIONS: 1. LANDSCAPING WEST OF EXISTING HOUSE 2. MATURE TREES WEST & NORTH OF EXISTING HOUSE			
BACKFLOW PREVENTION:	IRRIGATION			
PROJECT TEAM				
OWNER:	CHRIS FULLER & KENDALL DOUGLASS 1040 LAFARGE AVE. LOUISVILLE, CO 80207 CHRIS FULLER 872.585.1993 cfuller@wearecolitas.com			
ARCHITECT:	DAJ DESIGN 822A MAIN ST LOUISVILLE, CO 80207 ANDY JOHNSON 303.527.1100 andy@dajdesign.com			
STRUCTURAL:	GFE STRUCTURAL INC. PO BOX 20708 BOULDER, CO 80508 JESSE SHOLINSKY, P.E. 725.746.0547 jesse@gfeinc.com			



1
SD 7

REAR ELEVATION
SCALE: 1/8" = 1'-0"



2
SD 7

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 2' 4' 8'



DAJDESIGN
ARCHITECTURE + INTERIORS

1040 LaFARGE
1040 LaFARGE AVENUE
LOUISVILLE, CO 80027
CHRIS FULLER & KENDALL DOUGLASS

07.29.2025



1
SD 8 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3
SD 8 SD WEST ELEVATION - GARAGE
SCALE: 1/8" = 1'-0"



2
SD 8 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4
SD 8 SD EAST ELEVATION - GARAGE
SCALE: 1/8" = 1'-0"





NORTHWEST PERSPECTIVE



NORTH PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTH PERSPECTIVE

HISTORIC STRUCTURAL ASSESSMENT

1040 LaFarge Avenue, LOUISVILLE, COLORADO

November 15, 2024



Evaluated by:

Andy Johnson, AIA
DAJ Design
922A Main Street, Louisville, CO 80027
303-527-1100; andy@dajdesign.com

This Project was paid for by the Louisville Preservation Fund grant.

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 1040 LaFarge Avenue, Louisville, Colorado to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code. Therefore, the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.



The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 1040 LaFarge visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design inspected 1040 LaFarge Avenue on September 12th, 2024, with GFE Structural. The weather for the site visit was warm with clear skies and no recent rain or snow. Adequate access to the basement and attic were available, though not all areas were entirely visible.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER

Jesse Sholinsky P.E.
GFE STRUCTURAL
PO BOX 20708
BOULDER, CO 80308
303.554.9591

SOURCES

"Louisville Historic Preservation Commission Staff Report," October 21, 2024.

1.2 BUILDING LOCATION

VICINITY MAP



LEGAL DESCRIPTION

Lots 13-14, Block 1, Barclay Place

2.0 HISTORY AND USE

The following report was written by Gigi Yang of the Louisville Historical Museum.

1040 LaFarge Ave. History

Legal Description: LOTS 13-14 BLK 1 BARCLAY PLACE

Year of Construction: 1912



Summary: The history of 1040 LaFarge is notable for its long ownership by several generations of one family and the blending of Italian, English, and French immigrant families. The Romano, Stevens, and Dhieux families illustrate how early residents shaped their American identity through business ownership and involvement in Louisville's civic activities and government from the early 1900s into the 1970s.

Development of Barclay Place Addition and Joseph W. Malcolm Ownership, 1904-1906

The Colorado Mortgage & Investment Co. Ltd. Was the developer of the Barclay Place subdivision, recording it with the County in 1897. In 1903, at about the same time that many others were also buying lots in Barclay Place, Joseph W. Malcolm purchased this property and owned it for two years.

Biella/Romano/Stevens/Dhieux Family Ownership, 1906-1986

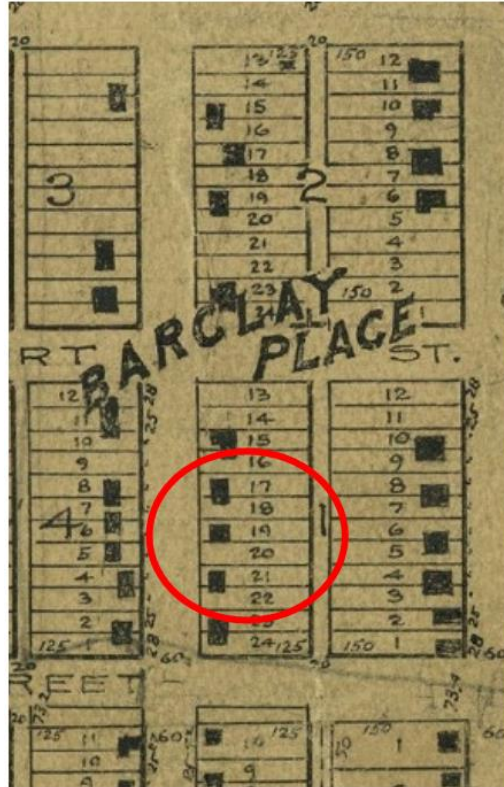
For 80 years, this property was held by members of one Italian family. La Farge Avenue historically had a high number of residents of Italian descent, and for decades an Italian family resided in each of the houses on the four corners of the intersection of La Farge Avenue and Short Street, where this property is located.

Peter Biella acquired this property from Joseph Malcolm in 1906 and he transferred it in 1909 to Angelina Biella Romano (1881-1927), who appears to have been his sister. Angelina had married Celeste Romano (1877-1962) in 1902, and they had two daughters, Helen and Dora, who were born in Wyoming. The Romano family moved to Louisville in 1906 and raised their family at 1040 La Farge.



Celeste Romano and Angelina Biella Romano, wedding portrait, c. 1902.

According to the Drumm's map of Louisville, there was not a house on the property in 1909, so it is assumed that the Romano family built a house after purchasing the lot. The County Assessor's records state that the house was built in 1912. The earliest Museum directory shows the Romano family living on La Farge in 1915, so it is likely that the date of construction is c. 1912-1915.



Drumm's 1909 Map of Louisville. No building is shown on Lots 13 and 14, Block 1.

Celeste Romano, who was born in Italy in 1877, played an important role in Louisville history as a high-profile businessman on Main Street. He operated the same business for about 50 years, from about 1910 to 1960. The establishment was known by locals as "Celeste's" (pronounced "Sheleste's" or "Cheleste's"), whether its focus at the particular time was on being a saloon, a pool hall, or a restaurant. It was located at 809 Main Street. Celeste's is particularly remembered by today's older Louisville residents as the place where, as children, they would go to get extremely generous scoops of ice cream (but it was also a hangout for coal miners after work, and alcohol was served).

In 1915, Angelina transferred the ownership of 1040 La Farge to her husband Celeste Romano's name. During the time that Angelina and Celeste lived at this house, Prohibition went into effect in Colorado in 1916. While Celeste had previously owned a saloon, he changed the business to become a soda parlor. However, newspaper accounts in 1918 show Celeste Romano was arrested for bootlegging and fined for possessing "a large quantity of wet goods of Hercule[an] strength" after a raid on his establishment. In 1922, shortly after purchasing a new car, Celeste Romano was in a car accident with F.B.R. Hellem's, a dean at the University of Colorado. Hellem's wife Margaret was killed. Celeste Romano, Angelina, their two daughters and Angelina's mother were uninjured.

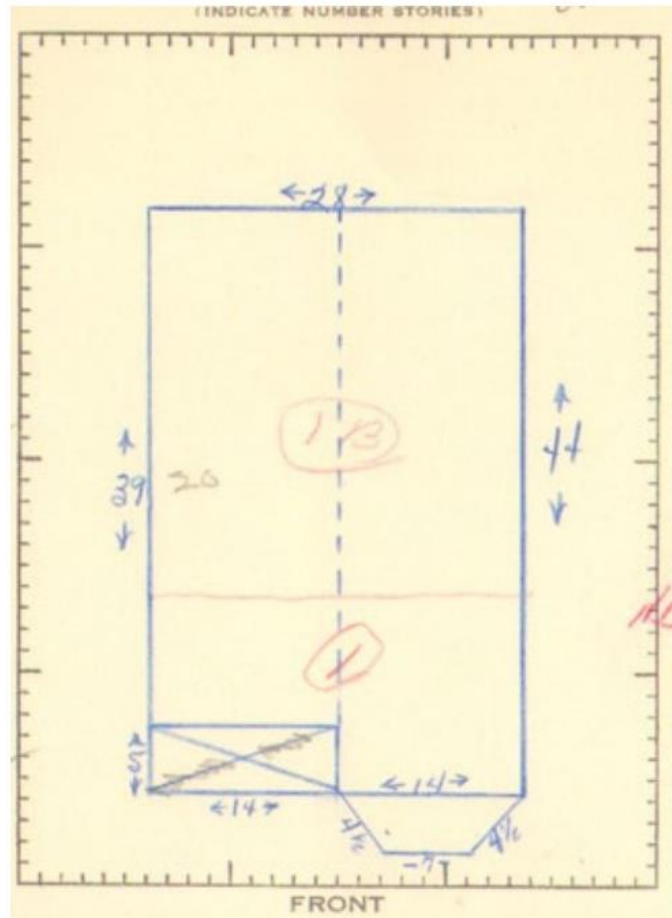


Interior of Celeste's c. 1921. Celeste Romano is shown second from right, with his daughters Dora and Helen on either side of him.

When Angelina Romano passed away in 1927, their daughter Helen and her husband, John Stevens, moved into the house with Celeste. For the next few decades, Celeste continued to operate his business on Main Street as a soda parlor, pool hall, and tavern. He was a prominent businessman, frequently supporting town events such as Labor Day and Christmas festivities, and even participating in a Donkey Basketball tournament to raise money for fire truck in 1950. Celeste was the target of several robberies, once being knocked unconscious outside his house in 1933 by robbers hoping to steal the day's earnings. Celeste lived at 1040 La Farge with his daughter, son-in-law, and grand-daughter Vivian until his death in 1962.



1948 Boulder County Assessors card image of house and floorplan.



John Stevens (1901-1974) was a miner who advanced to become the mine foreman of the Centennial Mine. He was also a city councilman and mayor of Louisville in the 1950s. (John Stevens' brother, Tom Stevens, lived three doors to the south on La Farge and was one of the eight miners killed in the Monarch Mine explosion in 1936). Helen Romano Stevens (1903-1937) was also active in politics, serving as an election judge and delegate to Republican assemblies throughout the 1950s and 60s. John and Helen Stevens are also listed in Louisville directories for various years as working at the Romano Restaurant, which was still known informally as "Celeste's."

Helen Romano Stevens passed away in 1973, and her husband John died in 1974. Their daughter, Vivian Stevens Dhieux (1923-2007) married August William "Bill" Dhieux (1918-2010) in 1940. Vivian Dhieux worked for many years as a secretary for Louisville schools and was part of the first administration at Centaurus High School in 1972. In the 1970s, Vivian also served on Louisville's City Council and on the Planning Commission. Vivian and Bill Dhieux are listed in Louisville Directories in the 1960s as living at 825 La Farge, so they may have rented the house at 1040 La Farge throughout the 1970s and 80s.



1040 La Farge c. 1970s.

In 1986, Vivian Dhieux sold the property to Robert W. Pepin and the property passed out of the extended Romano family at that time. Vivian Stevens Dhieux passed away in 2007.

Current Ownership

Melanie Walker purchased the house from Robert Pepin in 1992. She sold the property in 2021 to the current owners – Devon Forster and George Edward Bloom.

This report is based on an earlier report written by Bridget Bacon in 2009 and is updated by Gigi Yang in 2024. The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 1040 LaFarge was built sometime around 1912 with very few modifications made to the structure since then. A single addition to the east was added prior to 1948. The east addition extended the existing form of the house and is therefore difficult to distinguish without investigating the house's structure. The form of the house as it existed by 1948 is still intact and is apparent when viewed from any direction. The primary façade faces west to LaFarge Avenue with the north façade facing Short Street.

The building is a typical wood frame vernacular structure of the Louisville area. The structure was originally built as a house and has been used as such ever since. The earliest available photograph of the house is from 1948. The combination of historic photographs, available building records, and observations made during the site visit present clear evidence of the construction history and modifications made to the structure over the years.

Apart from the east addition, the only other significant change to the house is an added layer of stucco siding that was also completed prior to 1948. It appears that the stucco siding was applied over an original layer of painted wood clapboard siding. A new roof and gutters are other minor exterior modifications made over the years. The doors and windows are in original locations and may be original units. The foundation is concrete that is likely mostly original and the original wood framing members remain. The wood frame construction style is typical of early 20th century construction techniques found in the Louisville area. Some interior changes were made over the years to accommodate different needs, but these changes are difficult to track and do not change the massing of the building when viewed from the exterior.

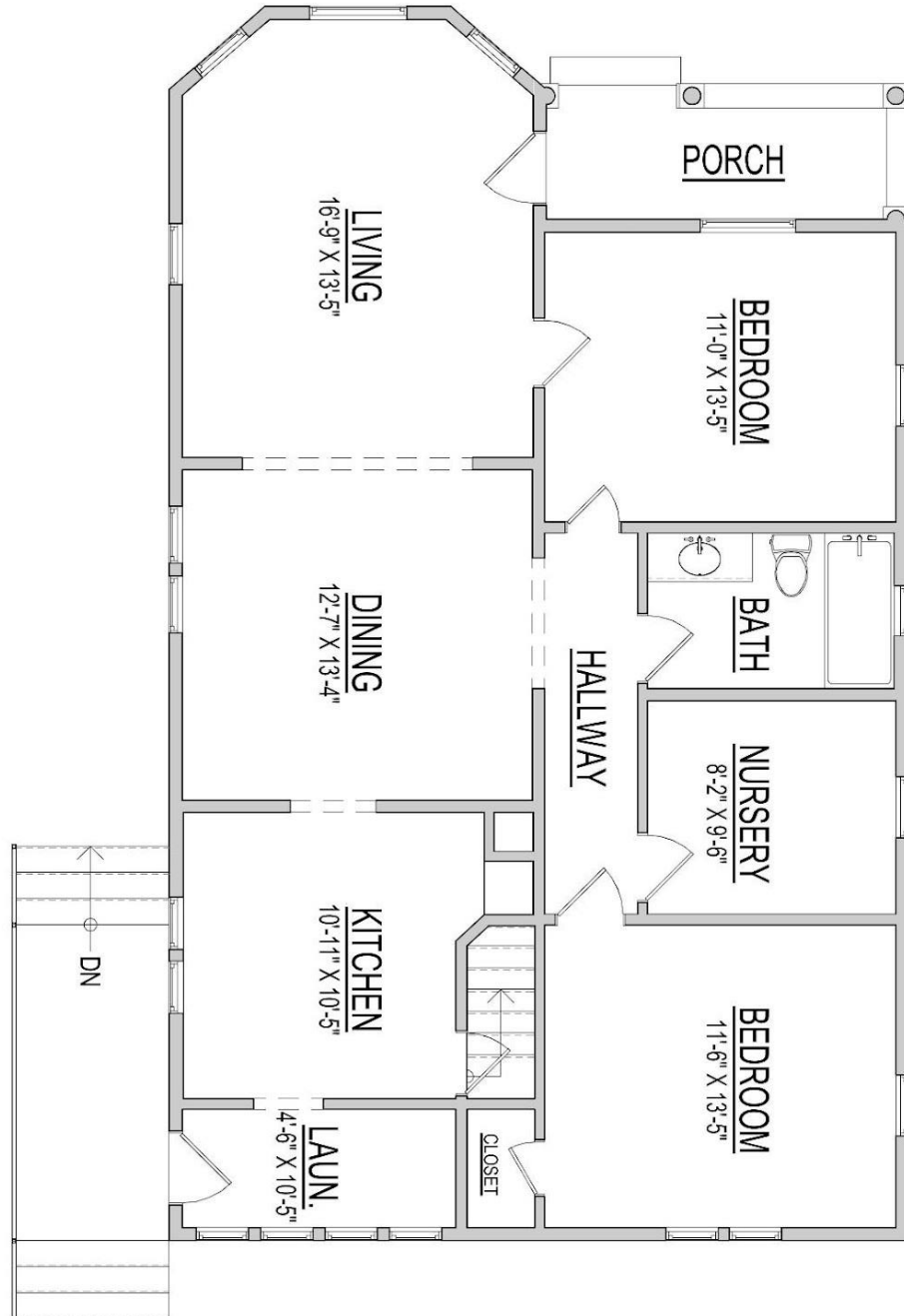
1040 LaFarge has the potential to be restored to a high degree of architectural integrity when compared to historic photos. Overall, the building is well maintained, with items that require prioritization, as outlined in the analysis of this report. The original structure is essentially intact with very few modifications since the early construction phases in the first half of the 1900's. 1040 LaFarge is not listed on the Local Register.

Primary Changes Occurring Over Time:

- Original house (RED): 1912
- Original front porch (BLUE): 1912
- East addition (GREEN): Unknown, prior to 1948



2.2 FLOOR PLANS



Main Level Floor Plan

2.3 PROPOSED USE

There is no proposed change of use at this time.

Condition Evaluation:

Overall, the landscape features are in good condition. The trees and large shrubs appear to be healthy and well maintained and the landscaping is not overgrown around the house foundation. There are some larger shrubs around the property line, primarily along the alley, that are overgrown but do not pose a risk to any of the structures. Furthermore, some of the hardscape walking surfaces throughout the site may pose tripping hazards as they are not level throughout but again, they do not pose any danger to the buildings.

Recommendations:

1. Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
2. Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches.
3. Consider replacing the hardscape walking surfaces throughout the rear and side yards with new surfaces that are level.



Aerial view of the site looking northwest towards the intersection of LaFarge Avenue and Short Street.

GRADING

Description:

Overall, the site is relatively flat with a slight downward slope to the east. Grading around the house appears to drain away from the foundation, though minimally in most areas. No areas of negative drainage towards the house foundation were observed. Finished grade sits below the finish materials of the house in all areas, though minimally along the west side of the house.



Grade sits close to finish materials at the west side of the house with minimal slope away from the foundation.

Condition Evaluation:

The overall site grading is in poor condition. It is important that the grading around the house should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Due to the nature of the lot, it is difficult to meet these requirements without a large amount of regrading or lifting the building and pouring a new foundation.

The effects of poor grading are difficult to determine in one site visit. However, no areas of water infiltration into the basement were observed or noted by the homeowner.

Recommendations:

1. Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for all areas of pooling water.
2. The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
3. Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Coordinate slope with a licensed geotechnical engineer.
4. The house foundation could be replaced to bring the top of foundation at least six inches above finished grade. Coordinate with a licensed structural engineer and a licensed geotechnical engineer.
5. The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer.

PARKING

Description:

In the northeast corner of the property there is an 18'x18' garage facing north towards Short Street that sits on the north and east property lines. This garage appears to be listed on the 1948 Boulder County Assessor's card and in the concrete slab floor of the garage is etched "Billey Dhieux 10-8-43" which is the likely construction date.

The garage has a concrete foundation of unknown depth and a concrete slab floor. The walls and roof of the garage are framed with 2x4 studs and rafters at 24-inches on-center, forming a gable roof running north-south. There is a single top plate and a single bottom plate, and the shiplap wood siding is attached directly to the wall studs. The roof has 1x skip sheathing and what appears to be asphalt roofing, but the roofing is deteriorated to the extent that it is difficult to determine. There are various other roof elements including 2x4 joists, 1x collar ties, and 1x vertical supports randomly placed throughout. The overhead garage door facing Short Street is offset to the east and there is a person door on the south side of the garage.



Person door on south side of the garage.

Building records indicate that in 2009 a permit was applied for to demolish the existing garage and build a new garage and studio. However, this work was never completed. There is no other on-site parking, but parking is allowed on both LaFarge Avenue and Short Street.

Condition Evaluation:

The entire garage is in poor condition. The framing does not meet current code by today's standards. The roofing is significantly deteriorated and there is sagging of the roof framing. The shiplap wood siding has not been maintained and such is worn beyond the expected lifespan. The person door is operable but does not create a good seal while the overhead door was not tested but appears to be minimally operable, if at all.

Recommendations:

The garage likely meets the age to qualify as a historic element of the site. However, the garage was not originally constructed in a manner to have a long life expectancy and has subsequently been poorly maintained. The size and location of the overhead garage door only provides for one on-site parking space, though it appears that the overhead door is no longer operable, and the condition of the roof poses a safety concern. For these reasons, we recommend removing the garage at this time.



Northeast view of the garage facing South Street and near the alley. The overhead door does not appear to be operable.



Southwest view of the garage. The roof is sagging and deteriorated.

3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The foundation walls are visible above grade at the outside perimeter of the building as well as visible from within a dug-out basement space. However, there are some areas of the foundation that are not entirely visible for analysis as the basement transitions to crawlspace to the west with limited visibility and there are parts of the foundation that sit below grade. Therefore, this analysis is only for the visible portions of the foundation. Some assumptions can be made for the non-visible portions of the foundation as they are likely constructed in a similar manner to those that are visible. Access to the basement is through an interior stair towards the east end of the house and the basement sits below the east-central part of the building. There is a crawlspace along the west, north, and east sides of the house.



The perimeter foundation walls are poured concrete that appear to be original. The east addition is clearly defined in the foundation walls as there is a cold joint between the original house foundation and the foundation of the addition. Furthermore, the original east foundation wall is still partially visible within the basement although it was mostly removed when the basement space was excavated. The entire house likely originally was built over a shallow crawlspace that was later partially dug out to accommodate a coal furnace as was common practice throughout Louisville. The construction of the original foundation is apparent where the cut was made in the original east foundation wall. The foundation does not have any rebar reinforcement and large cobble was used as the aggregate. The concrete mixture of the east addition is not as apparent, but the surface is cleaner than the original foundation and there are fewer cracks throughout. The east addition is clearly visible in the 1948 Boulder County Assessor's card which also states that the foundation for the house at that time was concrete. The assessors card also indicates a concrete floor in the basement. In 2024 there is a concrete slab floor of unknown depth, but this slab appears to have been poured more recently than what would have been present in 1948.



The original east foundation wall was cut to dig out the basement.

There is a soil cut where the basement transitions to crawlspace. This cut is close to the south foundation wall but is stepped in from the west, east, and north foundation walls. Inside of the soil cut are CMU walls built to the height of the crawlspace floor; seven courses tall (4'-8"). These CMU walls sit on top of the concrete slab floor, likely without a footing. The walls are six inches thick and are not grouted solid. It appears that the walls were constructed as retaining walls for the cut soil, but there is a gap between the soil edge and face of CMU meaning that the walls are not retaining anything.



The original foundation on the right and the east addition on the left. A vertical cold joint distinguishes the two.

Finally, there is a coal room at the north end of the basement that extends beyond the exterior face of the foundation. The coal room is the same depth as the basement with poured concrete walls and a concrete slab floor. The coal room is capped with a concrete ceiling that is visible from the exterior.



Entrance to the coal room. Unsupported grade on the left and a CMU wall intended for retaining on the right.

Condition Evaluation:

The entire concrete foundation is in poor condition with some areas that are severely compromised. The foundation at the west side of the building was minimally exposed for analysis but it is likely in poor condition as well as it was constructed at the same time as the visible areas further east. There are several cracks in the foundation that are visible on the exterior and interior. The south foundation wall is of particular concern where the foundation wall appears to tip outward, it is cracked and is not properly designed to support lateral earth pressure and gravity loading from above. In this area the basement excavation is right at the edge of the foundation wall without any type of retaining. There appears to have been concrete that was poured under the original crawlspace depth foundation and it appears to have been poured against dirt or that possibly the concrete formwork failed during concrete installation. Water infiltration appears to happen at this location and the foundation wall is undermined by the grade cut and not supported. The cracking throughout is likely caused by the foundation settling and it is unclear what size footing was used, if any.

The CMU walls separating basement from crawlspace areas are also in poor condition. These walls do not appear to be supported by proper footings and are not grouted solid. Furthermore, the walls do not retain the cut soil, which appears to be the intended purpose, as there is a gap between the soil and the CMU wall face. The CMU walls appear to bear directly on the concrete slab floor. The concrete slab floor is in fair condition, but the slab thickness could not be determined. The concrete slab supports the CMU walls as well as several columns as discussed below. The concrete slab floor may not be of adequate thickness or properly reinforced at the point load and wall load locations, possibly compromising the floor and any loads that it supports.

In many areas, soil cuts for the basement remain un-reinforced. There are no retaining walls, and any water infiltration could cause settlement of the soil and ultimately floor and house movement.

Finally, there is no insulation along the foundation walls or in the crawlspace areas and therefore basement and crawlspace insulation is in poor condition.



Foundation wall cracks on south side exterior.

Recommendations:



1. The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings. A full analysis, review and repair should also be completed for the continued safe occupancy of the building.
2. Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Cracks were observed within the finishes on the main level. If further signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
3. The foundation wall along the south side of the basement should be replaced where it is at basement depth (the crawlspace areas along the south side do not necessarily need replacing). Coordinate a design and replacement methodology with a licensed structural engineer. Proper connection between the full height basement wall and the adjacent crawl space walls is needed to prevent any further movement.
4. The CMU walls in the basement should be grouted solid and the gap between the CMU walls and the soil cut filled so that the walls act as proper retaining for the cut soil. Coordinate all repairs with a licensed structural engineer and a licensed geotechnical engineer. In addition, all soil cuts should be properly retained and supported.
5. Alternatively, the foundation walls (including the perimeter and interior walls) should be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
 - a. A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location. The top of the foundation will need to be increased to create proper drainage. This will minimally increase the height of the house.
6. New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
7. Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.



View inside the coal room looking up towards the ceiling. The concrete ceiling and cap are visible from above.

FLOOR & CEILING SYSTEMS

Description:

The floor framing of the main floor was not entirely exposed for analysis. The floor framing is mostly visible from beneath within the basement area, but the west side of the house sits over a crawlspace that extends to areas that are difficult to see. Therefore, our analysis is only for the visible portions of the floor framing. However, it is likely that the non-visible floor framing is constructed in a similar manner to those areas that are visible. There is no insulation within the floor system or at the rim joists and the basement is unfinished and therefore much of the floor framing in this area was exposed for review.



The floor framing of the original house is constructed with 2x8 floor joists at 24-inches on-center, spanning in the north-south direction and spliced over a central beam line. The joist sizing is roughly 1 3/4" x 7 1/2", indicating that the joists are of older construction and likely original. The joists found in the east addition are also 2x8 spanning north-south but are at 16-inches on-center spacing and of visibly newer construction as they are not rough-sawn like the original floor joists. There is one area where additional 2x8 nominal floor joists were added to create 12-inches on-center spacing beneath the main floor bathroom. It is presumed that this was done to support a more recent bathroom remodel. The floor sheathing beneath the bathroom is OSB whereas the original floor sheathing was 1x3 tongue-and-groove wood flooring that was the original finish floor. The floor sheathing of the east addition is diagonal skip sheathing, further distinguishing the extent of the original house. The diagonal skip sheathing also indicates that this addition was always enclosed rather than originally being a deck as is often the case found on similar houses throughout Louisville. There are different types of finish flooring (possibly multiple layers) on the main floor on top of the floor sheathing. There is a 2x sill plate at the perimeter foundation wall and a rim board of unknown thickness, both of which show signs of water damage.



Diagonal skip sheathing of east addition on the left with original house sheathing on the right.

Where the floor joists span over crawlspace areas, they are supported by 1x wood posts bearing on rock or wood on grade. These supports could be original or added later to help reduce floor deflection. It is likely that such supports were used throughout, prior to the basement being dug out. The floor joists spanning over the basement are supported by several beams and columns that appear to be added at various times. Older beams and columns appear to have been removed and stored in the basement. There is a center W6 steel beam with intermediate 3-ply 2x6 beam lines on each side to stiffen the floor. The beams are supported by 2 1/2" diameter adjustable steel pipe columns. The pipe columns sit on small baseplates with no fasteners though some appear to be poured into the concrete slab floor and may bear on footings, but this could not be determined. The central steel beam ends at the crawlspace where the joists transition to being supported by an original 3-ply 2x6 wood beam. There are other posts throughout the basement of various materials that appear to support the floor opening and stiffen the floor where needed.



OSB sheathing left and original sheathing right.

Condition Evaluation:

Our evaluation of the floor structure is somewhat limited as not all of the structure was exposed for analysis. This includes the floor sheathing thickness and the western parts of the crawlspace that were not accessible. Our assessment is for the portions of the floor framing that were visible. However, it is likely that the non-visible areas are framed in a similar manner and are in a similar condition to the areas that were visible. It is also noted that the floor framing materials and methods are typical of wood framed buildings constructed around the same timeframe in the Louisville area.

The 2x8 floor joists are in fair condition and are typical construction for houses built around the same time in the Louisville area. The original joist sizing and spacing do not meet minimum IRC code requirements for today's standards. The main level floor felt similar to homes of this era, and no significant areas of bulging or sagging were observed. The perceived adequate performance of the floor is likely due to the additional beam lines and intermediate joist supports noted in the basement and crawl space.

The beams supporting the floor joists are in poor condition. The spacing and sizing of the beams are not adequate for the current loads that they are supporting. The beams are not properly attached to their supports nor extend the full length of the floor system. The beam sizing, spacing, and spans do not meet minimum IRC code requirements for today's standards.

The various beam supports are in poor condition as well. The beam supports consist of wood and steel columns and it is unclear if any of these elements are supported by foundation below. The columns are not properly attached at the base or to the beams that they are supporting. The materials, sizing, and construction methods of the beam supports do not meet minimum IRC code requirements for today's standards. Similarly, the 1x wood supports of the floor joists in the crawlspace areas are in poor condition and are likely in place to help stabilize a sagging or soft floor system. These joist supports are not properly attached nor supported by proper foundation.

The floor sheathing appears to be in fair condition. The sheathing appears to be performing adequately, but the extent of the sheathing and the number of layers on top of the sheathing could not be determined. The floor sheathing does meet the minimum IRC code requirements for today's standards and appears to be performing adequately.

There is no floor insulation within the joist bays or at the rim. The lack of insulation adds to the overall thermal performance of the house being in poor condition.



3-ply 2x6 beam, 1x joist supports, and what might have been original columns stored in the crawlspace.

Recommendations:

1. The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.
2. The floor framing should be observed by a licensed engineer and repaired as needed. The existing floor joists may be over spanned per current IRC code. New floor joists could be sistered to the existing floor joists or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The existing floor framing is not suitable for additional load resulting from a remodel or addition.
3. It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
4. If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
5. New beams, posts and foundation elements may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
6. Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the basement and crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.



Original floor joists & sheathing. Water damage is apparent on the rim and sill plate.

ROOF FRAMING SYSTEMS

Description:

Access to view the roof framing is through an interior attic hatch in the ceiling, towards the east end of the house. Most of the roof framing is visible within this single attic space. However, not all areas of the roof framing were visible from this location, primarily how the roof overhangs are constructed and supported. It is likely that the non-visible portions of the roof are constructed in a similar manner to those that are visible, as common materials and techniques are found on many houses built around the same time in the Louisville area.



The original roof framing is clearly defined within the attic space as the east facing roof aspect is still mostly intact within the attic, including the original wood shake shingles. This further defines the original structure and the east addition in conjunction with observations made in the foundation and main floor framing. The original roof is a hipped roof with 2x4 hip members and a single 4-foot ridge running east-west. The original ridge beam is broken and has been held together with a single 1x6 joiner. The roof rafters are 2x4 at 24-inches on-center spacing and the ceiling joists are 2x4 at 16-inches on-center running north-south. The ceiling joists are spliced midspan and bear on a central bearing wall below. There are also four diagonal struts supporting the roof and bearing to the same bearing wall below, (one at each hip roof surface). There is a layer of OSB sheathing on top of an original layer of 1x skip sheathing. The skip sheathing ranges in widths from 6 to 12 inches.



The east aspect of the original roof is visible in the attic. Some of the original skip sheathing was removed and repurposed while some of the original wood shake shingles still remain.

The east addition is framed in a similar manner to the original structure with 2x4 rafter at 24 -inches on-center and 2x4 ceiling joists at 16 inches on-center and spliced on the bearing wall below. There is also a 1x joiner at the ridge, but the east addition has 2x6 hip beams as opposed to the 2x4 hip beams used in the original roof. Again, there is a layer of OSB sheathing on top of skip sheathing. Some of the skip sheathing of the east addition appears to have been repurposed from the east aspect of the original roof as it is weathered to the same extent as the original skip sheathing. The east addition roof is overframed on top of the original roof.

The front porch and west bay window roof framing are also mostly visible from within the attic spaces though not entirely around the perimeter. The gable roof faces west and is overframed on top of the main hip roof. The gable rafters are 2x4 at 24-inches on-center with 2x4 ceiling joists at 16-inches on-center, running north-south. Diagonal pieces stiffen the corners of the gable roof though the roof is mainly supported by the rim at the ceiling joists. The front porch ceiling is visible within the attic and is dropped approximately one foot from the main roof framing. The porch ceiling framing is 2x4 at 24-inches on-center, running east-west.

There is a layer of lathe-and-plaster attached to the bottom of the ceiling joists visible in some areas and presumably continuous throughout the house. The ceiling on the main floor appears to be a layer of gypsum wall board that is likely applied on top of the original plaster, though other layers may exist that are not visible.

The attic insulation is a layer of blown-in cellulose with a depth that varies but typically matches the depth of the 2x4 ceiling joists. This insulation appears to cover the entire house and covered front porch though there are some small areas where insulation is missing. It is unclear when the roof insulation was added but it is likely not original.



The covered front porch roof is dropped below the main roof ceiling joists.

Condition Evaluation:

Overall, the roof is in fair condition and is constructed of typical materials and methods for houses built around the same time in the Louisville area. The roof member sizing, spans, and spacing do not meet the minimum IRC code for today's standards. Some roof areas were minimally assessed due to limited access to observe the structural members, primarily at the roof overhangs and the overhang supports of the west facing gable. These roofs appear to be constructed using similar materials and techniques as those areas observed and appear to be performing adequately.



Original roof framing looking towards the west facing gable.

The attic insulation is in poor condition as it appears to be providing a minimal insulation R-value that does not meet current code standards.

Recommendations:

The roof and ceiling structure is not to current code standards. Since Louisville did not likely have a building code at the time of construction, we are unable to determine if it was built to a code or engineered. The original roof is built to a similar standard of other buildings typical of this type and age. All new repairs should be specified by a licensed structural engineer. Repair details should be provided and submitted to the City of Louisville for review and be observed by the engineer and city inspectors during construction.



1. Hurricane clips (or toe-screws) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
2. Collar ties are needed to be in compliance with current IRC code for prescriptive roof framing.
3. Diagonal braces and purlins are needed to reduce existing rafter spans to be in compliance with the current IRC code for prescriptive roof framing.
4. Additional beams are needed in the attic area to support the above-mentioned rafters. This is mainly needed approximately at the mid-span of the roofs. These beams will require support in the main level wall system and likely would require new foundation support in the crawlspace and basement below. This must be coordinated with a licensed structural engineer.
5. The broken ridge beam should be repaired or replaced as specified by a licensed structural engineer.
6. The roof overhangs at the west facing gable and covered front porch are not properly supported. Further investigation into these areas is required to fully analyze their supports. Coordinate a plan to properly support all roof overhangs with a licensed structural engineer.
7. Cracking was noted in some of the ceilings, particularly the kitchen. Ceiling joist spans are too long for their size and spacing. Additional joists should be added of a larger size or intermediate beams to reduce joist span and help eliminate ceiling cracks and damage in the future. Coordinate proper installation with a licensed structural engineer.
8. Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
9. It is not recommended to add additional roofing materials such as an additional layer of shingles, or solar panels without the additional structural support mentioned above.



Broken ridge beam of original roof.

3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing as site measurements support this assumed wall thickness. The 1948 Boulder County Assessor's card indicates wood framing with sheathing. It is likely that there is a layer of original wood shiplap or clapboard siding beneath the stucco that is attached directly to the studs without an additional layer of sheathing. This construction method is typical of similar houses built around the same time in the Louisville area. It is also likely that there is minimal to no insulation in the original house walls.

It appears that the central interior wall running east-west is a load bearing wall for the roof above and that this wall is supported by beams in the basement as described above. Further analysis of these walls should be complete prior to their removal or modification.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 10 feet tall, which is at the upper height limit for 2x4 wood stud construction. Wall finish cracks were observed on some of the interior wall and ceiling surfaces. The cause of this cracking could be from foundation movement or from improper application of textured surfaces of the original plaster over gypsum board. Furthermore, the insulation type and R-value within the walls could not be determined, if any is present. It is likely that there is minimal to no wall insulation.

Recommendations:

1. Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added, including the interior walls as several of these walls appear to be load bearing. Also, if any remodel or addition plan is in place, new braced wall lines may be added by adding OSB or gypsum board on the interior side of exterior walls to resist wind loading.
2. Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.

EXTERIOR FINISHES

Description:

The entirety of the house is clad in painted stucco. The stucco was most likely added in the 1940's, as was common in the Louisville area. The 1948 Assessor's card image shows a stucco surface and calls out the walls as having stucco. Painted wood clapboard siding was observed at the base of the exterior walls in some areas where the stucco has been removed or damaged. It is likely that the original structure had wood siding, and the stucco was applied on top of the wood siding, possibly at the time that the east addition was constructed.





Stucco applied over the original wood siding is common on similar historic homes of similar dates around the Louisville area. Houses with stucco siding built at later dates often were built with stucco as the original finish. It is likely that the original wood siding still exists beneath the stucco across the entire house, with the possible exception of the east addition, and that the wood siding was attached directly to the wall framing. Variations in wood siding type and profile might exist based on the time of construction. Additionally, all of the window and door trim is nearly flush with the stucco surface, further indicating that the stucco was applied directly over original wood siding.



Cracked stucco is seen at several windows and doors. The door trim is nearly flush with the stucco, indicating an additional siding layer beneath the stucco.

Condition Evaluation:

The stucco siding is in fair condition. There are a few areas of cracking around windows and doors and there is water damage in areas at the base of the stucco.

Recommendations:

Investigative deconstruction is recommended in an inconspicuous area to determine if siding exists beneath the stucco cladding. Investigation should be done at the original house as well as the east addition as these areas may be different. If wood siding is found to exist across the entire house, one recommended option is that the stucco siding be removed from the entire house. Repair, refinish, or replace the original wood siding. The stucco siding may contain asbestos. Asbestos testing should be completed by a licensed professional prior to any work being performed on the stucco.

Alternatively, the stucco siding meets the historic requirements and could be retained and repaired as needed. An additional layer of finish coat stucco could be applied to preserve the historic stucco appearance.



The stucco is damaged at the wall base. There appears to be wood clapboard siding beneath the stucco.

EXTERIOR MASONRY

Description:

A brick chimney is present that runs from the basement through the roof of the house at the ridge towards the east side. The chimney was likely added when the basement was dug out and a coal furnace would have been added. The 1948 Boulder County Assessors card indicates a coal furnace and the assessor's card image shows the brick chimney. The chimney appears to be unchanged since the 1940's.

No other exterior masonry exists on the house in 2024, nor any indications of exterior masonry having existed in the past.

Condition Evaluation:

The chimney is in fair condition where visible. The chimney is enclosed on the main floor so the condition of this part of the chimney cannot be assessed.

Recommendations:

The chimney's masonry should be tuck-pointed to stabilize its condition.



Chimney in the basement.



Chimney in the attic.



Chimney above the roof that appears to be original.

EXTERIOR APPENDAGES

Description:

There is a covered front porch in the northwest corner of the house that is part of the original construction. The front porch is roughly 5-feet deep by 14-feet wide. The porch is covered by the main hipped roof with a dropped ceiling that is visible in the attic and has wood decking on wood framing. The decking might be built on top of an original concrete slab, but this could not be determined. The porch has a knee-wall on the north and west sides with an opening on the west side to access the front door from LaFarge Avenue. There are two round columns and two attached columns supporting beams above. The columns are set on top of the knee-wall, but it is unclear as to how they are supported. The front porch has roof overhangs that match the main house, and the knee-wall and porch soffit are wrapped in stucco that also matches the main house.

On the south side of the house there is a poured concrete stoop accessing the south side door. There are several concrete steps up from grade on the east and west sides and a metal guardrail on the south side. The concrete stoop appears on the 1986 survey but is not believed to be original.

Condition Evaluation:

Overall, the covered front porch is in fair condition. Many of the finish materials are in a similar condition to those described throughout this report. With the exception of some of the roof framing, the remainder of the front porch framing was not exposed for review. The porch beam sizes could not be determined due to finish materials. The support of the columns at the base could not be determined due to the knee-wall finish. Neither could the construction of the knee-wall nor the deck framing be observed. For these reasons, the condition of many of the structural elements of the front porch could not be determined.



Covered front porch in the northwest corner of the house.

The concrete stoop on the south side of the house is in fair condition. The concrete appears to be well maintained, but the stoop was poured against finish materials of the house. It is unclear if proper waterproofing of the house was completed prior to pouring the concrete stoop, but it appears unlikely due to the age of construction. There are likely rotting wood elements on the house beneath the concrete.

Recommendations:

1. Further deconstructive investigation is necessary to properly analyze the covered front porch. The beams, columns, knee-wall construction, support, and attachments need to be verified and analyzed by a licensed structural engineer. The porch floor may be constructed of wood framing sitting on concrete or dirt and therefore has the potential to contain rot. The condition of these elements needs to be verified with deconstructive investigation.
2. The concrete stoop on the south side of the house should be removed and replaced with a similar element. The stoop is not historic and is likely trapping water along wood elements of the house and possibly applying added forces against the concrete foundation. Any repairs or replacement should be coordinated with a licensed architect, a licensed structural engineer, and licensed geotechnical engineer.



Concrete stoop on the south side of the house.



3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The house roof is covered with an asphalt composite shingle roof that was added in 2021, according to building records. Building records indicate that the previous roof was removed down to the decking, but it is still unclear when the OSB sheathing was added. Google street images from 2012 show that the previous roof was asphalt T-lock shingles. Currently there appears to be only one layer of roof shingles (sometimes multiple layers of shingles are found as previously allowed by code). Most houses in the Louisville area had replacement roofs around 2018 due to a large hailstorm, however, no records were found of a new roof around that time. The 1948 Boulder County Assessors card indicates that the roof at that time was wood shingles. Some of these wood shingles still exist in the attic space as discussed above. There is a small portion of the roof beneath the west facing gable that forms a Dutch gable roof. This area is covered with corrugated metal roofing. It is unclear when this roofing was added but it predates the 2021 roof. A photograph from the 1970's appears to show this area covered with wood shingles which is likely what the original construction was.



Asphalt roof and upper roof venting, both added in 2021.

There is no soffit venting of the roof and only a single gable end vent at the west facing gable wall. There are mushroom style roof vents on the south, east, and north facing roof aspects in the upper portion of the roof. The upper roof venting appears to have been added in 2021. Painted aluminum drip edges along the rakes and eaves were also likely added in 2021 as drip edges were required by code during that time.



Corrugated metal roof at west facing Dutch gable.

Condition Evaluation:

The asphalt composition shingle roof is in good condition. The small area of corrugated metal roof appears to be in good condition as well but is not historic. Roof venting does not appear to be adequate for the amount of attic space and there is no low roof venting.

Recommendations:

1. The corrugated metal roof should be removed. The original roofing may still exist beneath the metal roof and if so should be repaired or replaced. Otherwise, wood sawn-shingle or asphalt shingles should be added as seen in the photograph from the 1970's.
2. Roof venting should be increased with the addition of low and high venting as required by code.



SHEET METAL FLASHING

Description:

Sheet metal flashing is only visible where the brick chimney penetrates the roof. There may be metal flashing at other areas that are covered by finish materials, particularly at the west facing gable. However, the presence of any other flashing cannot be determined at this time.

Condition Evaluation:

The metal flashing at the chimney is in fair condition. The flashing appears to be older but not original and was likely not replaced during the most recent re-roof as removal and replacement could damage the chimney.



Metal flashing at the chimney-roof interface.

Recommendations

1. Replace the metal flashing around the chimney when the chimney is tuck-pointed as discussed above.
2. Removal of other finish materials may expose other unseen areas of metal flashing. If this occurs, the exposed flashing should be analyzed by a licensed professional and may need replacement.

PERIMETER FOUNDATION DRAINAGE

Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction period and construction methods used, it is unlikely that a perimeter foundation drain exists.

Recommendations

A perimeter foundation drain should be installed with the installation of a new foundation (see above foundation recommendations). A new perimeter foundation drain shall adhere to all current City of Louisville building codes.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted white, k-style gutters are found throughout the house. Gutters are located at the end of all roof eaves in appropriate locations and of appropriate lengths for adequate water collection. 2x3 downspouts are located throughout and appear to be of an adequate amount for proper drainage where located. Downspouts have downspout extensions at all locations to direct water away from the foundation. The only roof aspect that does not have a gutter or downspout is the corrugated metal Dutch hip. However, a gutter and downspout at this location would significantly detract from the historic appearance of the front façade.

Gutters and downspouts are visible in both the 1948 and 1970's photographs. However, it is impossible to determine the extent and styles of the gutters and downspouts in these images. In the Louisville area, the earliest gutters and downspouts that were used were typically half-round gutters and round downspouts. It is likely that these are the styles that were used in the 1940's, but they may have been replaced by the 1970's.

Condition Evaluation:

Overall, the gutters are in fair condition. Gutters can be difficult to assess outside of significant rain or snow events, but they appear to be properly attached, and no visible signs of leaking were present. Since we were unable to observe the gutters from above, it could not be determined whether the gutters are kept clear of debris or if any areas of standing water were present.

The downspouts are in fair condition as they appear to be of an adequate amount and in proper locations. Some of the downspout extensions are dented or otherwise damaged though it does not appear that the damage prevents proper water flow.

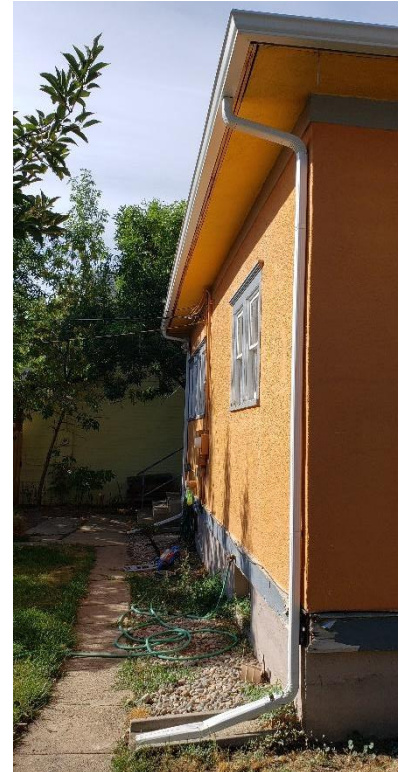
Recommendations:

1. Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.
2. Consider replacing the gutters with half-round gutters to match the historic style typical of Louisville. Downspouts should be replaced with round downspouts.

SKYLIGHTS / CUPOLAS

Description:

In 2024 there are no skylights or cupolas, nor is there any evidence of these elements having existed in the past.



K-style gutters & 2x3 downspouts with downspout extensions.



3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood panel door with an etched glass panel and a wood screen door. The front door faces north off of the covered front porch and appears to be in an original location. There are no available historic photographs that show the front door. However, the current front door is likely historic, though possible not the original door.

There is a second exterior door in the southeast corner of the house facing south. This door location is accessed by a concrete stoop with steps on the west and east sides. The door in this location is a stained wood door with two vertical half-lite glass panels and a wood screen door. This location is likely original to the east addition and while it is difficult to determine if this door is the original door slab, the current door is likely historic.

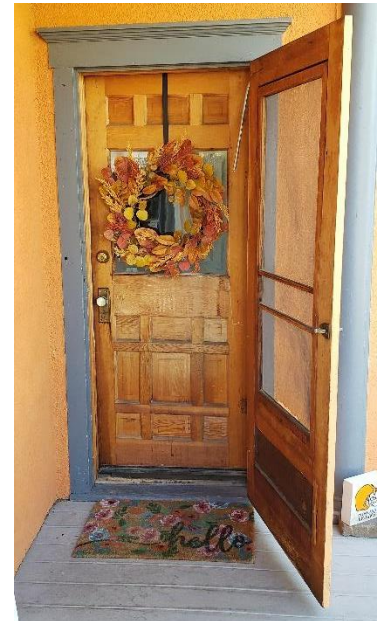
The door hardware on both doors, including the hinges and locking mechanism, are also likely historic elements with the exception of the dead-bolt lock on the front door. Similarly, there is historic door hardware throughout the house on the interior doors.

Condition Evaluation:

The front and rear doors are in fair condition. Both doors work properly and appear to create acceptable seals. However, the stained wood of both doors does show signs of weathering. Both wood screen doors are also in fair condition as both doors work properly but the wood of these doors is also weathered.

Recommendations:

The wood doors and associated wood screen doors should be fully restored. The wood door parts should be further inspected and repaired with replacement parts used only where necessary. All of the wood should be stained and sealed to resist weathering. The door hardware should also be repaired to remain functional. The weatherstripping around the doors should be replaced to create proper seals and a door threshold at the south facing door should be added to create a proper seal.



Front door and screen door.



South entrance door and screen door.



WINDOWS

Description:

The windows throughout the house are painted wood with single-pane glass. Most of the windows are single-hung windows though there are several windows towards the front of the house that are operable carriage windows. Some of the carriage windows have stained glass panes. All the windows have counterweights in pockets for operability. Additionally, some of the windows have aluminum frame screens or storm windows that are not original. There is also evidence of exterior hardware that was previously used to attach screens that no longer exist. The windows on the east addition are painted wood single-hung windows, all of the same size, but with slightly different construction than the windows found in the original house. It is unclear if the windows are original but if not, they are likely early replacements. The windows appear to be in original locations and match the locations and sizes visible in historic photographs.

There is a single vinyl window in the bathroom that is a replacement. It appears that there was originally a window in this location, but the wood probably deteriorated from moisture in the bathroom and the window was replaced. The vinyl window was likely placed in the historic window opening but the current size is different than the historic window size.

Condition Evaluation:

Overall, the windows are in poor condition as they are well beyond the expected lifespan of such windows. However, these windows appear to have been well maintained over the years and where there are aluminum storm windows, they have likely prolonged their lifespan.

Recommendations:

1. All of the windows should be properly restored as described below. Windows should be made to be operable, create proper seals, and only use replacement parts where no other option is available.
 - a. Remove and replace all window putty.
 - b. Clean and restore all glass panes with special care given to stained glass.
 - c. Repair and refurbish all wood window sash elements including stiles, rails, and muntins.
 - d. Repair and refurbish all wood window frames.
 - e. Repair and refurbish all counterweights and restore to operability.
 - f. Repair and refurbish all hardware including locking mechanisms.
 - g. Install new storm and screen windows with minimal frames.
2. Alternatively, all of the windows could be replaced with fiberglass or aluminum-clad wood windows. The replacement windows should match the size, location, and style of each existing window.
3. Replace the vinyl bathroom window. The replacement window should match the style of the adjacent windows, and the original window size should be determined by exposing the original framing.



Carriage window with stained glass.



Single-hung wood window.



Paired, single-hung wood windows of the east addition.



3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

The soffit throughout most of the house is stucco that matches the texture of the house stucco but is a slightly different color than that found on the house walls. The stucco finish appears to be applied on top of 1x soffit board that might be original. A stucco soffit is also found at the covered front porch roof, but it could not be determined what the stucco is applied to in this location. The original house probably had wood soffits, possibly beadboard at the front porch, that were either removed or covered when the stucco was added.

There is a painted wood soffit at the west facing gable roof rakes. This soffit is likely original and appears to be either a single panel or tongue-and-groove boards, but it is difficult to determine.

The fascia throughout the house is minimally exposed as it is covered at nearly all locations with gutters. The fascia is partially exposed from underneath, but assessment is limited. The fascia appears to be 1x wood fascia, flush with the stucco soffit, and attached to plumb-cut rafter ends. The gutters appear to be attached directly to the fascia and in some areas, there appears to be two fascia boards. The fascia of the west facing gable is painted wood 1x4.



Stucco soffit and fascia ends. The fascia is minimally visible beneath the gutters.

Condition Evaluation:

Overall, the soffit is in fair condition. There are several areas where the stucco finish is cracked or not properly attached. It is unclear if the stucco soffit is applied to an original wood soffit or how it is attached.

The fascia was minimally exposed for analysis. Where visible at the west gable the fascia is in good condition. The underside of the wood fascia that is covered by gutters appears to be in fair condition as the wood is unfinished though mostly protected from weathering. Further analysis is required when the k-style gutters are removed.

Recommendations:

1. The stucco soffit should be removed as it is failing in several locations. Replacement of the soffits is dependent on what is determined for the exterior wall finish as described above. If the exterior wall finish is to be stucco, then matching stucco should be applied to new soffits. If the exterior wall finish is painted wood clapboard, then further analysis of what is beneath the stucco soffits is required. It is likely that the soffits beneath the stucco are painted 1x wood or possibly painted beadboard.
2. The fascia should be fully evaluated when the k-style gutters are removed. The fascia may need to be repaired or replaced and properly reinforced for new gutter attachment.

TRIM

Description:

There is a painted wood frieze board wrapping the house that is nearly flush with the stucco siding. At the base of the walls is a painted wood skirt board with a painted wood 1x bead at the base of the stucco. There is no corner trim but there may have been prior to the stucco siding. Any original corner trim was likely removed when the stucco was added.

The windows and doors have painted wood trim that are a 5-piece trim with a 2x sill, a 1x drip cap, and an ogee wrap beneath the drip cap. There is hardware and evidence of removed hardware on the window head trim and jamb trim that was likely used historically to attach screens. The window trim is nearly flush with the stucco siding, indicating that some of the trim pieces pre-date the stucco siding. The gable end vent on the west side of the house is also trimmed in a similar style to the windows and doors.

The trim throughout the house generally matches that seen in the 1948 image. However, the details of the window and door trim are difficult to determine in historic photographs. It is likely that the current window and door trim is original with some possible modifications made over time, particularly where the vinyl bathroom window was replaced.

Condition Evaluation:

Overall, the painted wood trim is in poor condition. The wood trim shows signs of deferred maintenance and is beyond the expected lifespan for wood elements exposed to weather. Some of the wood trim at the top of the walls is in fair condition as it is more protected from weathering by the roof overhangs.

Recommendations:

1. Repair, replace or restore the window and door trim, frieze board, and skirt board as necessary.
2. If the stucco is removed, determine the original window and door trim sizes and locations as they will likely be visible as 'ghosting' on the original wood siding.

ORNAMENTATION

Description:

Ornamentation does not exist on the house, nor does it appear to have existed in historical photographs.



Window trim head and frieze board above.



Window sill trim.



Skirt board & bead at the base of the exterior walls.

3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired forced-air furnace located in the basement. Building records indicate that the furnace was replaced in 2022, moved to a new location, and that some of the duct work was replaced. Air conditioning is also provided to the house with the condensing unit located on the north side of the house. The size of the furnace and air conditioning could not be determined. The furnace is directly vented in PVC pipe venting out the north exterior wall. The furnace sits on the concrete slab floor in the basement with adequate space for servicing and the condensing unit sits on top of the concrete slab ceiling of the coal room. A combination of rigid and insulated flexible ductwork runs throughout the basement to floor vents servicing the main floor.

The 1958 Boulder County Assessor's card indicates that heating at that time was with coal. This is supported by the presence of the coal storage room and was typical throughout Louisville at that time. The basement was likely dug out to accommodate a coal furnace.

Condition Evaluation:

The furnace, air conditioning, and air delivery system appear to be in good condition but were not tested. As the furnace and air conditioning are newer units, it is likely that performance is adequate for the current size of the house. Insulation upgrades mentioned elsewhere in this report will increase heating and cooling efficiency.

Recommendations:

1. Continue to perform routine maintenance on the furnace to prolong the lifespan.
2. If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options.



Gas furnace in the basement.



Condensing unit sitting on the concrete ceiling of the coal room.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 50-gallon gas-fired water heater is located in the basement and is vented into the brick chimney through the roof. The unit appears to have been installed sometime in 2002. The water delivery system is copper, and the waste lines are a combination of abs plastic and cast-iron. The sewer line exits the house on the east side, at a relatively low depth which is common for similar houses in Louisville. Additionally, there is no fire sprinkler system in the house.

Condition Evaluation:

The water heater, supply and waste lines, and sewer appear to be in good condition, but were not tested. Building records indicate that the water heater was installed in 1997, therefore, the water heater has likely exceeded the expected lifespan.

Recommendations:

Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.



Water heater in the basement.



Copper water supply lines. The ABS plastic waste lines terminate at a cast iron waste line.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE & PANELS

Description:

Electrical service to the house is brought in overhead from an electrical pole located in the alley. The electrical panel and meter are located on the east exterior of the house. Building records indicate that there was electrical panel and meter work done in 1982, possibly upgraded the electrical panel to 100-amp service to accommodate a clothes dryer. No other recent electrical service modifications are apparent.

Condition Evaluation:

The electrical service was not tested during the site visit but appears to be in working condition. The panel appears to be sized appropriately for the existing house requirements but will likely need to be upgraded for any future improvements.

Recommendations:

1. The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
2. Consider replacing the overhead electrical service with a new underground electrical line compliant with current codes and replaced by a licensed electrical engineer.



Electrical panel & meter.



Overhead electric service to the east side of the house.

ELECTRICAL DISTRIBUTION SYSTEM

Description

Electrical distribution throughout the house is Romex wiring that is visible in the basement, crawlspace, and attic. It appears that this wiring serves the entire house, though not all areas are visible for analysis. It is likely that knob-and-tube wiring was originally used, as was common with similar houses in the Louisville area, and there are remnants of abandoned knob and tube wiring in the basement. Building records indicate that the wiring was repaired and replaced to match or exceed code in 1988. It is likely that any knob-and-tube wiring was removed or abandoned at that time.

Condition Evaluation:

The electrical distribution was not tested during the site visit but appears to be in good condition.

Recommendations:

No recommendations at this time.



Romex wiring is seen in the basement & attic.

LIGHTING

Description:

There is an exterior wall sconce light fixture located next to a window at the covered front porch. There appears to be a light fixture in this location in the 1970's photograph and the light location may be original, though the fixture is likely a replacement. At the rear of the house, in the southeast corner, there is a flood light that appears to be equipped with motion and light detection. Neither light fixture was tested but both appear to be in working condition. The front porch light appears to be on an interior switched circuit while the east light fixture appears to be motion controlled.



Condition Evaluation:

The light fixtures were not tested but appear to be in working condition. Neither of the exterior light fixtures are historic but the light fixture at the front porch might be a replacement fixture in a historic location.

Recommendations:

Consider installing new exterior lighting that complies with Dark Sky regulations.



Wall sconce at front porch.



Flood light with motion detection in the southeast corner.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in the plaster topcoat or the stucco siding. A professional evaluation should be conducted to determine the presence of any hazardous materials.

4.2 MATERIALS ANALYSIS

Does not apply.

4.3 ZONING CODE COMPLIANCE

Notes:

- It is recommended that the owner have a survey of the property conducted to verify the *Lot Size*. All *Lot Coverage* and *Floor Area Ratio* percentages are based on the actual property size and are subject to change from what is specified in this report.
- Building area square footages are taken from:
 - Boulder County Property Records (R)
 - As-built measurements as measured from the interior face of wall, by DAJ Design (M)
- Some areas are taken from the Boulder County Property Records. These records are found to be inaccurate at times. All areas are subject to change based on actual measurements.
- Only the main floor of the house was measured by DAJ Design as this is the main historic structure located on the specified property.

Legal Description:

Lots 13-14, Block 1, Barclay Place
City of Louisville, County of Boulder, State of Colorado

Year Built (Main House):

1912

Lot Dimensions:

Approx. 53' x 125'

Lot Size:

6,625 sf (ILC)

Zoning:

[RM](#) (one residential unit per 3,500sf)

Property is subject to the [Old Town Overlay Zoning District Regs](#)

Areas of levels in square feet (sf):

First (above ground) finished area:	1,141 sf (M)
Covered front porch area:	70 sf (M)
Garage area:	334 sf (M)
Shed area:	56 sf (M)

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'



Lot Coverage:

Existing:	1,671 sf	25%	House, Front Porch, Garage, & Shed
Allowable:	2,318 sf	35%	647 sf remain
Preservation:	2,650 sf	40%	979 sf remain
Landmark:	2,981 sf	45%	1,310 sf remain

Floor Area Ratio:

Existing:	1,141 sf	17%	First Floor
Allowable:	2,650 sf	40%	1,509 sf remain
Preservation:	2,981 sf	45%	1,840 sf remain
Landmark:	3,312 sf	50%	2,171 sf remain



Setbacks:

Front:	20'	(could be different depending on the front of neighboring house locations)
Front Porch:	14'	(6' encroachment into front yard & street side yard setback)
Rear:	25'	
Side (interior lot line):	5'	
Side (street lot line):	10'	
Accessory Rear:	3'	
Accessory Side:	3'	

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY



- The top of the foundation relative to the top of grade should be determined around the entire perimeter of the house. If the top of the foundation is determined to be at or below the existing grade, new grading should occur to bring the grade down below the top of the foundation, as prescribed by a licensed structural engineer.
- Finished grade around the house perimeter should be re-graded to create positive drainage away from the house. The top of finished grade should be a minimum of 6 inches below the top of the foundation and slope away from the foundation for at least the first 5 feet. Coordinate slope with a licensed geotechnical engineer.
- The house foundation could be replaced to bring the top of foundation at least six inches above finished grade. Coordinate with a licensed structural engineer and a licensed geotechnical engineer.
- The wood floor framing members including the sill plate, rim board, floor joists, and floor sheathing should be inspected for rot caused by poor drainage. If rot is found in any of these members, the affected flooring should be replaced as prescribed by a licensed structural engineer.
- The basement and crawlspace foundation walls showed various signs of damage that require further evaluation. No additional load should be added to the existing foundation system without a full analysis of the current foundation walls/footings. A full analysis, review and repair should also be completed for the continued safe occupancy of the building.
- The foundation wall along the south side of the basement should be replaced where it is at basement depth (the crawlspace areas along the south side do not necessarily need replacing). Coordinate a design and replacement methodology with a licensed structural engineer. Proper connection between the full height basement wall and the adjacent crawl space walls is needed to prevent any further movement.
- The CMU walls in the basement should be grouted solid and the gap between the CMU walls and the soil cut filled so that the walls act as proper retaining for the cut soil. Coordinate all repairs with a licensed structural engineer and a licensed geotechnical engineer. In addition, all soil cuts should be properly retained and supported.
- Alternatively, the foundation walls (including the perimeter and interior walls) should be replaced with a new concrete foundation at either a basement or crawlspace depth below frost, or a combination of basement and crawlspace depths. New foundation walls should be designed by a licensed structural engineer and supported with proper footings.
 - A new foundation should be set high enough to allow for proper drainage away from the foundation as prescribed by a geotechnical engineer. To pour a new concrete foundation, the house will need to be temporarily lifted or moved to a temporary location by a licensed house mover. The location of the house on the site should not vary from the current, historic location. The top of the foundation will need to be increased to create proper drainage. This will minimally increase the height of the house.
- Collar ties are needed to be in compliance with current IRC code for prescriptive roof framing.
- Diagonal braces and purlins are needed to reduce existing rafter spans to be in compliance with the current IRC code for prescriptive roof framing.
- Additional beams are needed in the attic area to support the above-mentioned rafters. This is mainly needed approximately at the mid-span of the roofs. These beams will require support in the main level wall system and likely would require new foundation support in the crawlspace and basement below. This must be coordinated with a licensed structural engineer.
- The broken ridge beam should be repaired or replaced as specified by a licensed structural engineer.
- The roof overhangs at the west facing gable and covered front porch are not properly supported. Further investigation into these areas is required to fully analyze their supports. Coordinate a plan to properly support all roof overhangs with a licensed structural engineer.



- Cracking was noted in some of the ceilings, particularly the kitchen. Ceiling joist spans are too long for their size and spacing. Additional joists should be added of a larger size or intermediate beams to reduce joist span and help eliminate ceiling cracks and damage in the future. Coordinate proper installation with a licensed structural engineer.
- The wood doors and associated wood screen doors should be fully restored. The wood door parts should be further inspected and repaired with replacement parts used only where necessary. All of the wood should be stained and sealed to resist weathering. The door hardware should also be repaired to remain functional. The weatherstripping around the doors should be replaced to create proper seals and a door threshold at the south facing door should be added to create a proper seal.
- All of the windows should be properly restored as described below. Windows should be made to be operable, create proper seals, and only use replacement parts where no other option is available.
 - Remove and replace all window putty.
 - Clean and restore all glass panes with special care given to stained glass.
 - Repair and refurbish all wood window sash elements including stiles, rails, and muntins.
 - Repair and refurbish all wood window frames.
 - Repair and refurbish all counterweights and restore to operability.
 - Repair and refurbish all hardware including locking mechanisms.
 - Install new storm and screen windows with minimal frames.
- Alternatively, all of the windows could be replaced with fiberglass or aluminum-clad wood windows. The replacement windows should match the size, location, and style of each existing window.
- Replace the vinyl bathroom window. The replacement window should match the style of the adjacent windows, and the original window size should be determined by exposing the original framing.
- The stucco soffit should be removed as it is failing in several locations. Replacement of the soffits is dependent on what is determined for the exterior wall finish as described above. If the exterior wall finish is to be stucco, then matching stucco should be applied to new soffits. If the exterior wall finish is painted wood clapboard, then further analysis of what is beneath the stucco soffits is required. It is likely that the soffits beneath the stucco are painted 1x wood or possibly painted beadboard.
- The fascia should be fully evaluated when the k-style gutters are removed. The fascia may need to be repaired or replaced and properly reinforced for new gutter attachment.
- Repair, replace or restore the window and door trim, frieze board, and skirt board as necessary.

SERIOUS DEFICIENCY

- The garage likely meets the age to qualify as a historic element of the site. However, the garage was not originally constructed in a manner to have a long life expectancy and has subsequently been poorly maintained. The size and location of the overhead garage door only provides for one on-site parking space, though it appears that the overhead door is no longer operable, and the condition of the roof poses a safety concern. For these reasons, we recommend removing the garage at this time.
- Continually monitor the main floor walls for signs of foundation distress such as cracking or improper door operation. Cracks were observed within the finishes on the main level. If further signs of cracking are detected, these areas should be evaluated by a licensed engineer and repaired as needed.
- New footings are likely needed to support the point and distributed loads from the roof and floor framing as specified in the recommendations below. New foundation support below any new beam and posts supporting the floor and roof framing should be coordinated with a licensed structural engineer.
- Foundation wall and crawlspace insulation should be added to achieve an R-value as close as possible to current code standards.
- The beams and beam supports should be replaced or reinforced as prescribed by a licensed structural engineer. The best method is to construct new beams and beam supports that support the existing floor joists and remove the existing beams and beam supports as prescribed by a licensed structural engineer. These new supports should bear on footings, or any other type of foundation as prescribed by a licensed structural engineer and located at a depth and soil bearing capacity as specified by a licensed geotechnical engineer.



- The floor framing should be observed by a licensed engineer and repaired as needed. The existing floor joists may be over spanned per current IRC code. New floor joists could be sistered to the existing floor joists or new beam lines should be added to the main floor system to support the existing floor joists as mentioned above. Special attention should be given to the connections between the foundation walls, floor joists, beams, and beam supports. The existing floor framing is not suitable for additional load resulting from a remodel or addition.
- It is likely that the non-visible portions of the floor structure are constructed in a similar manner to those areas that are exposed. However, the entire floor structure should be verified and evaluated by a licensed structural engineer prior to any remodel or addition.
- New beams, posts and foundation elements may need to be added to support the point and distributed loads from the roof framing as specified in the recommendations of the 'Roof Framing Systems' section of this report.
- Rim joist insulation should be added to achieve an R-value as close as possible to current code standards. Verify that the basement and crawlspace is a conditioned area otherwise insulation should be added to achieve an R-value as close as possible to current code standards.
- Hurricane clips (or toe-screws) may need to be added where roof framing members bear on exterior walls to meet the minimum IRC code requirements of today.
- Attic insulation should be added to achieve an R-value as close as possible to current code standards. The maximum insulation possible should be added at the perimeter of the roof as the roof depth in this location does not allow for the minimum required by code. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Wall cavity insulation should be added to achieve an R-value as close as possible to current code standards. Any energy upgrades, such as increased insulation in the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structural reinforcement.
- Investigative deconstruction is recommended in an inconspicuous area to determine if siding exists beneath the stucco cladding. Investigation should be done at the original house as well as the east addition as these areas may be different. If wood siding is found to exist across the entire house, one recommended option is that the stucco siding be removed from the entire house. Repair, refinish, or replace the original wood siding. The stucco siding may contain asbestos. Asbestos testing should be completed by a licensed professional prior to any work being performed on the stucco. Alternatively, the stucco siding meets the historic requirements and could be retained and repaired as needed. An additional layer of finish coat stucco could be applied to preserve the historic stucco appearance.
- The chimney's masonry should be tuck-pointed to stabilize its condition.
- Further deconstructive investigation is necessary to properly analyze the covered front porch. The beams, columns, knee-wall construction, support, and attachments need to be verified and analyzed by a licensed structural engineer. The porch floor may be constructed of wood framing sitting on concrete or dirt and therefore has the potential to contain rot. The condition of these elements needs to be verified with deconstructive investigation.
- The concrete stoop on the south side of the house should be removed and replaced with a similar element. The stoop is not historic and is likely trapping water along wood elements of the house and possibly applying added forces against the concrete foundation. Any repairs or replacement should be coordinated with a licensed architect, a licensed structural engineer, and licensed geotechnical engineer.
- The corrugated metal roof should be removed. The original roofing may still exist beneath the metal roof and if so should be repaired or replaced. Otherwise, wood sawn-shingles or asphalt shingles should be added as seen in the photograph from the 1970's.
- Replace the metal flashing around the chimney when the chimney is tuck-pointed as discussed above.
- Removal of other finish materials may expose other unseen areas of metal flashing. If this occurs, the exposed flashing should be analyzed by a licensed professional and may need replacement.

- Ensure that all gutters, downspouts, and downspout extensions are maintained to discharge water away from the building foundation and are kept clear of debris.

MINOR DEFICIENCY



- Work with a licensed arborist to maintain the mature trees and shrubs. Ensure that growth does not interfere with the house roof, siding, or foundation.
- Keep overgrowth trimmed away from the house and overhead electrical lines and remove any overhead branches.
- Consider replacing the hardscape walking surfaces throughout the rear and side yards with new surfaces that are level.
- Continue to monitor the drainage around the perimeter of the house. The perimeter should be observed after snow and significant rain events to assess for all areas of pooling water.
- If the main floor deflection is inadequate, consult a licensed structural engineer for additional support design options.
- It is not recommended to add additional roofing materials such as an additional layer of shingles, or solar panels without the additional structural support mentioned above.
- Without the opportunity to observe the exterior wall structure, we do not have any recommendations currently. If the opportunity presents itself, the exterior walls should be assessed by a licensed structural engineer. The owner is to note that the walls will need to be evaluated if any remodels or additional load is to be added, including the interior walls as several of these walls appear to be load bearing. Also, if any remodel or addition plan is in place, new braced wall lines may be added by adding OSB or gypsum board on the interior side of exterior walls to resist wind loading.
- Roof venting should be increased with the addition of low and high venting as required by code.
- Consider replacing the gutters with half-round gutters to match the historic style typical of Louisville. Downspouts should be replaced with round downspouts.
- If the stucco is removed, determine the original window and door trim sizes and locations as they will likely be visible as 'ghosting' on the original wood siding.
- Continue to perform routine maintenance on the furnace to prolong the lifespan.
- If heating or cooling does not perform to the homeowner's satisfaction, consult with a licensed mechanical designer for upgrade options.
- Consider replacing the water heater with a high-efficiency unit with a sealed combustion intake/exhaust system.
- The electrical service panel should be replaced by a licensed electrical engineer with a new 200-amp panel compliant with current codes.
- Consider replacing the overhead electrical service with a new underground electrical line compliant with current codes and replaced by a licensed electrical engineer.
- Consider installing new exterior lighting that complies with Dark Sky regulations.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

A probable cost of construction is not available at this time.

6.0 PHOTOGRAPHS AND ILLUSTRATIONS



1948 Boulder County Assessor's Card Image



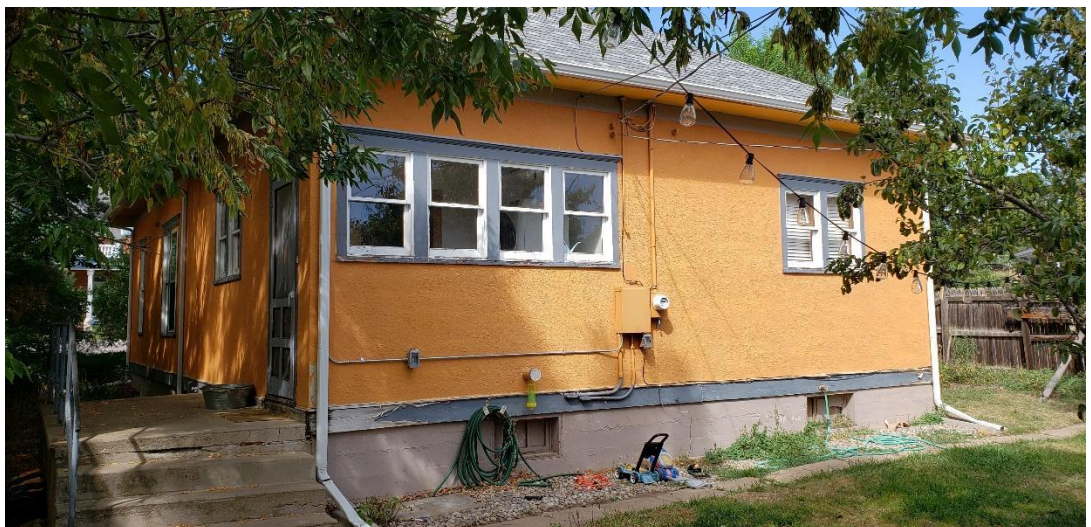
Ca. 1970s West Facade



2024 Northwest Corner



2024 Northeast Corner



2024 Southeast Corner



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Structural Engineering Consultants
P.O. Box 20708
Boulder, Colorado 80308
303.554.9591

November 15, 2024

Attn: Josh Johnston
DAJ Design
Louisville, CO

Dear Josh,

We visited the building at 1040 LaFarge Ave, Louisville, CO on September 12, 2024, to review the existing building for the purpose of documenting and evaluating the existing structure. It was at this time that we reviewed the building with DAJ Design and coordinated our findings with the report created by DAJ Design.

On November 13, 2024, we reviewed the final report and made any necessary modifications to the structural sections. All findings, evaluations and recommendations are in the report. Below, in this letter, are our structural conclusions and a summary of our scope of work. Please feel free to contact us for any further information.

Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use. However there are significant structural items, including foundation elements, that should be addressed in the near future. The construction does not meet all modern code standards; however, it has performed fair to adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

Please see the recommendations sections of the report for any required or recommended structural recommendations, to be completed by a licensed structural engineer and contractor.

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

B. An extreme event occurring at the site, such as a tornado, a serious (rare) earthquake or other unforeseen event could significantly damage the structure. But this is also true for most old structures in Louisville and is only mentioned for completeness of this report.

C. The drainage around the home should be addressed to allow for water to flow away from the building. Poor drainage could result in water infiltration or excessive movement and damage to the foundation and wood framing.



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Summary and Limitations:

A. Summary:

1. The goal of our site observation and the structural portion of the report is to provide an overview of the building's structure and foundation and identify areas where remedial work in the near future is prudent.
2. The recommended remedial measures are intended to promote the building's continued safe use and are not intended to eliminate all existing and potential future cosmetic defects.

B. Limitations:

1. The information contained in the report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.
2. The issuance of the report does not provide the building's current or future owners with a guarantee, certification, or warranty of future performance. Acceptance and use of this report do not transfer financial liability for the building or the property to the author or this engineering firm.
3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Prepared by,

Jesse Sholinsky, P.E.





1040 La Farge Ave. History

Legal Description: LOTS 13-14 BLK 1 BARCLAY PLACE

Year of Construction: 1912

Summary: The history of 1040 La Farge is notable for its long ownership by several generations of one family and the blending of Italian, English, and French immigrant families. The Romano, Stevens, and Dhieux families illustrate how early residents shaped their American identity through business ownership and involvement in Louisville's civic activities and government from the early 1900s into the 1970s.

Development of Barclay Place and Joseph W. Malcolm Ownership, 1904-1906

The Colorado Mortgage & Investment Co. Ltd. was the developer of the Barclay Place subdivision, recording it with the County in 1897. In 1903, at about the same time that many others were also buying lots in Barclay Place, Joseph W. Malcolm purchased this property and owned it for two years.

Biella/Romano/Stevens/Dhieux Family Ownership, 1906-1986

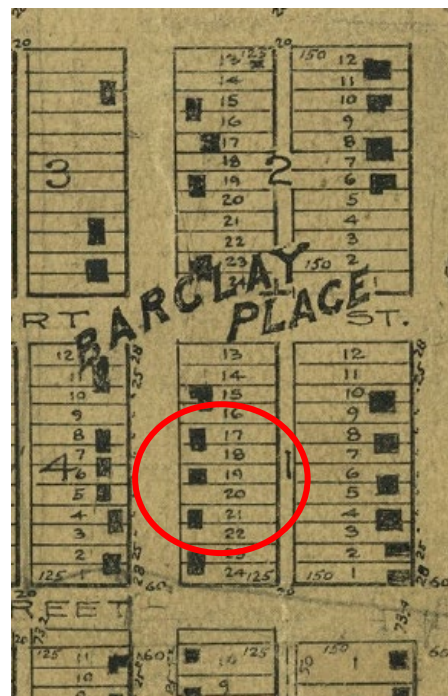
For 80 years, this property was held by members of one Italian family. La Farge Avenue historically had a high number of residents of Italian descent, and for decades an Italian family resided in each of the houses on the four corners of the intersection of La Farge Avenue and Short Street, where this property is located.

Peter Biella acquired this property from Joseph Malcolm in 1906 and he transferred it in 1909 to Angelina Biella Romano (1881-1927), who appears to have been his sister. Angelina had married Celeste Romano (1877-1962) in 1902, and they had two daughters, Helen and Dora, who were born in Wyoming. The Romano family moved to Louisville in 1906 and raised their family at 1040 La Farge.



Celeste Romano and Angelina Biella Romano, wedding portrait, c. 1902.

According to the Drumm's map of Louisville, there was not a house on the property in 1909, so it is assumed that the Romano family built a house after purchasing the lot. The County Assessor's records state that the house was built in 1912. The earliest Museum directory shows the Romano family living on La Farge in 1915, so it is likely that the date of construction is c. 1912-1915.



Drumm's 1909 Map of Louisville. No building is shown on Lots 13 and 14, Block 1.

Celeste Romano, who was born in Italy in 1877, played an important role in Louisville history as a high-profile businessman on Main Street. He operated the same business for about 50 years, from about 1910 to 1960. The establishment was known by locals as “Celeste’s” (pronounced “Sheleste’s” or “Cheleste’s”), whether its focus at the particular time was on being a saloon, a pool hall, or a restaurant. It was located at 809 Main Street. Celeste’s is particularly remembered by today’s older Louisville residents as the place where, as children, they would go to get extremely generous scoops of ice cream (but it was also a hangout for coal miners after work, and alcohol was served).

In 1915, Angelina transferred the ownership of 1040 La Farge to her husband Celeste Romano’s name. During the time that Angelina and Celeste lived at this house, Prohibition went into effect in Colorado in 1916. While Celeste had previously owned a saloon, he changed the business to become a soda parlor. However, newspaper accounts in 1918 show Celeste Romano was arrested for bootlegging and fined for possessing “a large quantity of wet goods of Hercule[an]strength” after a raid on his establishment. In 1922, shortly after purchasing a new car, Celeste Romano was in a car accident with F.B.R. Hellems, a dean at the University of Colorado. Hellem’s wife Margaret was killed. Celeste Romano, Angelina, their two daughters and Angelina’s mother were uninjured.



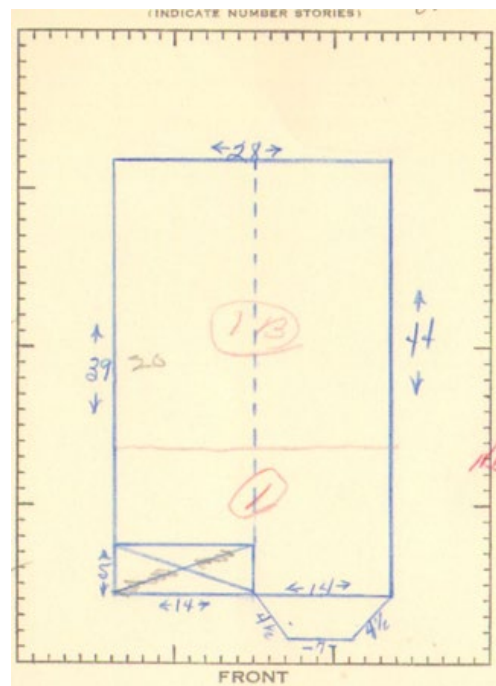
Interior of Celeste’s c. 1921. Celeste Romano is shown second from right, with his daughters Dora and Helen on either side of him.

When Angelina Romano passed away in 1927, their daughter Helen and her husband, John Stevens, moved into the house with Celeste. For the next few decades, Celeste continued to operate his business

on Main Street as a soda parlor, pool hall, and tavern. He was a prominent businessman, frequently supporting town events such as Labor Day and Christmas festivities, and even participating in a Donkey Basketball tournament to raise money for a fire truck in 1950. Celeste was the target of several robberies, once being knocked unconscious outside his house in 1933 by robbers hoping to steal the day's earnings. Celeste lived at 1040 La Farge with his daughter, son-in-law, and grand-daughter Vivian until his death in 1962.



1948 Boulder County Assessors card image of house and floorplan.



John Stevens (1901-1974) was a miner who advanced to become the mine foreman of the Centennial Mine. He was also a city councilman and mayor of Louisville in the 1950s. (John Stevens' brother, Tom Stevens, lived three doors to the south on La Farge and was one of the eight miners killed in the

Monarch Mine explosion in 1936.) Helen Romano Stevens (1903-1973) was also active in politics, serving as an election judge and delegate to Republican assemblies throughout the 1950s and 60s. John and Helen Stevens are also listed in Louisville directories for various years as working at the Romano Restaurant, which was still known informally as “Celeste’s.”

Helen Romano Stevens passed away in 1973, and her husband John died in 1974. Their daughter, Vivian Stevens Dhieux (1923-2007) married August William “Bill” Dhieux (1918-2010) in 1940. Vivian Dhieux worked for many years as a secretary for Louisville schools and was part of the first administration at Centaurus High School in 1972. In the 1970s, Vivian also served on Louisville’s City Council and on the Planning Commission. Vivian and Bill Dhieux are listed in Louisville Directories in the 1960s as living at 825 La Farge, so they may have rented the house at 1040 La Farge throughout the 1970s and 80s.



1040 La Farge c. 1970s.

In 1986, Vivian Dhieux sold the property to Robert W. Pepin and the property passed out of the extended Romano family at that time. Vivian Stevens Dhieux passed away in 2007.

Current Ownership

Melanie Walker purchased the house from Robert Pepin in 1992. She sold the property in 2021 to the current owners – Devon Forster and George Edward Bloom.

This report is based on an earlier report written by Bridget Bacon in 2009 and is updated by Gigi Yang in 2024. The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.

From: [Steve Forbes](#)
To: [Jess Daniels](#)
Subject: Re: 1040 LaFarge - Demolition Review
Date: Tuesday, August 26, 2025 4:40:45 PM

[EXTERNAL EMAIL] From outside of City of Louisville DO NOT CLICK links or attachments unless you validate the sender and know the content is safe.

Thank you Jess. I was just curious since I'm right across the street. If you want one 'public comment' it would be:

"As a neighbor right across Short Street, I love the design. It looks wonderful".

Steve

On Aug 26, 2025, at 4:25 PM, Jess Daniels <jdaniels@louisvilleco.gov> wrote:

Hi Steve,

Below are the links to the application. The staff report which includes these as attachments will be available online by Friday, September 5th at the latest.

Let me know if you have any comments or require additional information.

Thanks,

Jess

Jess Daniels, AICP
Senior Planner
Community Development
303.335.4595
jdaniels@louisvilleco.gov

<image001.png>

LouisvilleCO.gov

 [1040 LaFarge_DEMOLITION REVIEW.pdf](#)

 [1040 LaFARGE_DEVELOPMENT PLAN.pdf](#)